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REFERENCE BOOK

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 7, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

1. Recognition of a Quorum
- 1a. Election of Agency Commission Officers
2. Approval of Minutes: Regular Meetings; November 26, December 11 & 17, 1991
Closed Sessions; November 12 & 26; December 11 & 17, 1991
3. Report of the President
4. Report of the Executive Director: Proposal from 24th Street Revitalization Committee.
5. Matters of Unfinished Business
 - (a) Authorizing an Eleventh Amendment to the Disposition and Development Agreement with Yerba Buena Gardens, L.P. for Central Blocks 1, 2 and 3 and East Block 2; Yerba Buena Center. (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED). (Resolution No. 326-91)
Action taken: _____
 - (b) Resolution of Abandonment - Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 3 (Yerba Buena Gardens); Yerba Buena Center. (Resolution No. 1-92)
Action taken: _____
 - (c) A Resolution of Intention to establish a Community Facilities District and to authorize the levy of special taxes pursuant to the Mello-Roos Community Facilities Act of 1982; Yerba Buena Center. (Resolution No. 2-92)
Action taken: _____
 - (d) A Resolution of Intention to incur bonded indebtedness of the proposed Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Yerba Buena Gardens) pursuant to the Mello-Roos Community Facilities Act of 1982. (Resolution No. 3-92)
Action taken: _____

OVER

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THE THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Amendment of a \$103,000 loan to Mission Housing Development Corporation for preconstruction expenses related to the Development of Family Rental Housing at 464-480 Valencia Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 4-92)
- (b) Authorizing a Seventh Amendment which revises the Performance Schedule and extends the Absolute Conveyance Date of the Agreement for Disposition of Land for Private Development with Sprincin Development Partners IX, for property located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 5-92)
- (c) Authorizing a Second Amendment which revises the Schedule of Performance and extends the absolute conveyance date under the Agreement for Disposition of Land for Private Development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 6-92)
- (d) Authorizing a Letter Agreement in an amount not to exceed \$18,000 with the San Francisco Public Utilities Commission, Bureau of Light, Heat and Power for upgrading certain alley lighting between Market and Folsom Streets, Fifth and Seventh Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 7-92)
Action taken: _____

REGULAR AGENDA

- (e) A workshop to review the revised development proposal and affordable housing program for the Land Disposition Agreement with Fillmore Renaissance Associates, for the parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- (f) Authorizing the Repurchase of 1941 O'Farrell Street and to expend funds to purchase and refurbish the unit and to pay Homeowner's Association Dues; Affordable Condominium Program; Western Addition A-2.
(Resolution No. 8-92)

Action taken: _____

- (g) Awarding Contract for Donahue Street improvements to San Luis Construction in an amount not to exceed \$71,399.10; Hunters Point Naval Shipyard. (Resolution No. 9-92)

Action taken: _____

- (h) Authorizing issuance of refunding bonds for the 1988 Moscone Center Expansion. (Resolution No. 10-92)

Action taken: _____

- (i) Commending and expressing appreciation to James Demetre for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 11-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 14, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

JAN 15 1992
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- (a) Authorizing an Eleventh Amendment to the Disposition and Development Agreement with Yerba Buena Gardens, L.P. for Central Blocks 1, 2 and 3 and East Block 2 in Yerba Buena Center. (Resolution No. 326-91)

Action taken: _____

6. Matters of New Business
7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Northwest corner of Newcomb and Whitney Young Circle, Hunters Point with Progress Seven.
11. Adjournment

Doc: 10-10-10

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SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 21, 1992
4:00 P.M.

AGENDA

DOCUMENTS UNIT.

JAN 21 1992

SAN FRANCISCO
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1. Recognition of a Quorum
2. Approval of Minutes: Closed Session, January 7, 1992
Regular Meeting, January 7, 1992
3. Report of the President
4. Report of the Executive Director - CALA/ABC Market Jobs Program at 345 Williams Avenue, South Bayshore
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Approving a Final Plan prepared by the Chinatown Economic Development Task Force which identifies programmatic uses for \$2 Million of Redevelopment Agency Funds for Economic Development Activities in Chinatown. (Resolution No. 13-92)

Action taken: _____

- (b) Authorizing continuing Exclusive Negotiations with the Housing Conservation and Development Corporation for the disposition and development of the parcel located adjacent to the Hunters Point Project Area at Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 14-92)

Action taken: _____

- (c) Designating the Executive Director and Deputy Executive Director for Finance as the Agents with respect to administering the State Office of Emergency Services' Hazard Mitigation Program. (Resolution No. 15-92)

Action taken: _____

- (d) Authorizing a First Amendment to the Personal Services Contract with the Mayor's Office of Business Economic Development now known as the Mayor's Office of Economic Planning and Development for continued Administration of the Agency's Small Business Loan and Investment Program in the amount of \$100,000. (Resolution No. 16-92)

Action taken: _____

- (e) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Lease Revenue Bonds, Series 1992, (George R. Moscone Convention Center); the sale of such bonds to the City and County of San Francisco Redevelopment Financing Authority; a First Amendment to Project Lease with the City and County of San Francisco; and authorizing and approving official actions, contracts, documents and other matters in connection with such bond issuance and sale and lease amendment; Yerba Buena Center. (Resolution No. 17-92)

Action taken: _____

- (f) Authorizing the Executive Director to Enter into an Amendment No. 1 to Reimbursement Agreement with the Mitsubishi Bank, Limited and execute any and all related documents; Rincon Point-South Beach. (Resolution No. 18-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 28, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, January 14, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Allocating \$250,000 for the Small Business Recovery Fund Guaranteed Loan Program for Small Businesses, and authorizing the Execution of the Program Agreement between the Redevelopment Agency and Wells Fargo Bank; South of Market Redevelopment Project Area. (Resolution No. 19-92)

Action taken: _____

- (b) Authorizing an Eleventh Amendment to the Disposition and Development Agreement with Yerba Buena Gardens, L.P. for Central Blocks 1, 2 and 3 and East Block 2; Yerba Buena Center. (Resolution No. 20-92)

Action taken: _____

- (c) Authorizing the Agency to request an Amendment to its Fiscal Year 1991-1992 Budget to permit the expenditure of \$1,000,000 for the 24th Street Commercial Revitalization and Economic Development Program and to request an increase in the Agency's Annual Tax Allocation of \$100,000. (Resolution No. 21-92)

Action taken: _____

- (d) Authorizing Acceptance of an Amended San Francisco Bay Conservation and Development Commission Cease and Desist Order and the deposit of \$50,000 in an Escrow Account as a Performance Deposit for the Agency's Obligation to remove the Pier 42 Bulkhead Building from its present location prior to December 5, 1992; Rincon Point-South Beach. (Resolution No. 22-92)

Action taken: _____

OVER

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Steuart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans; (iii) Whitney Young Circle at Newcomb Avenue, Hunters Point with Progress Seven Developers.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 4, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

FEB 3 - 1992

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1. Recognition of a Quorum
2. Approval of Minutes - Closed Session, January 14, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Presentation and Workshop on South of Market affordable housing site located at 6th and Minna Streets by two prospective nonprofit developers.
- (b) Presentation of first draft of the Agency's 1992-1993 Budget.
- (c) A Resolution amending Resolution No. 240-91, entitled "A Resolution of the Redevelopment Agency of the City and County of San Francisco authorizing the issuance of not to exceed \$30,000,000 principal amount of Redevelopment Agency of the City and County of San Francisco 1992 General Obligation Notes; Yerba Buena Center. (Resolution No. 23-92)

Action taken: _____

- (d) Expressing the Agency's Intent to issue Mortgage Revenue Bonds or Notes to Finance Residential and Commercial Facilities for Redevelopment purposes; Diamond Heights. (Resolution No. 24-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

OVER

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1, 2 and 3 and East Block 2 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (b) Pursuant to Government Code Section 54957 on Personnel; (c) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The parties threatening to initiate litigation are Ong Landscaping Inc. and Artistic Tiling Co. and Stolte, Inc.; (d) Pursuant to Government Code Section 54956.9(a) regarding litigation. The name of the case is Ron Macrae vs. Redevelopment Agency of the City and County of San Francisco.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 11, 1992
4:00 P.M.

DOCUMENTS DEPT.

FEB 10 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, January 21, 1992
Special Meeting of the Redevelopment Financing Authority,
January 21, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in "A Resolution of Intention to establish a Community Facilities District and to authorize the Levy of Special Taxes pursuant to the Mello Roos Community Facilities Act of 1982 (Yerba Buena Gardens)"; Yerba Buena Center.
- (b) Public Hearing to hear all persons interested in "A Resolution of Intention to incur Bonded Indebtedness of the proposed Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Yerba Buena Gardens) pursuant to the Mello-Roos Community Facilities Act of 1982"; Yerba Buena Center.
- (c) Authorizing a First Amendment to the Agreement for Professional Services which increases the contract amount by \$3,300 and extends the term with Environmental Science Associates, Inc. for the completion of the negative declarations for three housing sites within the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 26-92)

Action taken: _____

- (d) Authorizing Exclusive Negotiations with a Developer for the development of affordable housing on the site located at 6th and Minna Streets; South of Market. (Resolution No. 27-92)

Action taken: _____

- (e) Hearing on proposed Agency 1992-1993 Budget.

OVER

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northeast corner of Fillmore and Eddy Streets, Western Addition A-2 with Fillmore Renaissance Associates; (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The parties threatening to initiate litigation are Ong Landscaping Inc., Artistic Tiling Co. and Stolte, Inc.; (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 18, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes; Regular Meeting, January 28, 1992; Special Meeting, January 23, 1992. Closed Sessions: January 21 and February 4, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

FEB 18 1992

PUBLIC LIBRARY

REGULAR AGENDA

- (a) Approving a Proposed Budget for the period July 1, 1992 through July 30, 1993 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 29-92)

Action taken: _____

- (b) Authorizing a contract in the amount of \$23,746,000 with Stolte, a division of Green International for construction of the Esplanade; Yerba Buena Center. (Resolution No. 30-92)

Action taken: _____

- (c) Authorizing change order procedures for the Yerba Buena Gardens Construction Contracts; Yerba Buena Center. (Resolution No. 31-92)

Action taken: _____

- (d) Authorizing payments not to exceed \$2,850,000 to the Moscone Center Expansion project for design and construction modifications to accommodate construction of the Agency's Gardens and Cultural Buildings; Yerba Buena Center. (Resolution No. 32-92)

Action taken: _____

- (e) Authorizing continuing Exclusive Negotiations with the San Francisco Housing Development Corporation, for the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 33-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northeast corner of Fillmore and Eddy Streets, Western Addition A-2 with Fillmore Renaissance Associates.
11. Adjournment

AN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION :

and Tentative Agenda
INTERNATIONAL LONGSHOREMEN'S & WAREHOUSE UNION (ILWU)
LOCAL 34 BUILDING
BERRY STREET (near 2nd Street)
SAN FRANCISCO, CALIFORNIA

DATE: February 25, 1992

DOCUMENTS DEPT. 4:00 P.M.

REVISED TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Biennial Public Hearing to review the progress of the Rincon Point-South Beach Redevelopment Plan.
- 2) Public Hearing on the proposed Amendment to the Rincon Point-South Beach Redevelopment Plan.
- 3) Approval of proposed Amendment to the Rincon Point-South Beach Redevelopment Plan and Authorizing transmittal to the Board of Supervisors.
- 4) Authorizing transmittal of proposed Rincon Point-South Beach Redevelopment Plan Amendment to the City Planning Commission for its report and recommendation.
- 5) Approval of Addendum to the Report on the Rincon Point-South Beach Redevelopment Plan and authorizing transmittal to the Board of Supervisors.
- 6) Approval of Design for Development Amendment for the Rincon Point-South Beach Redevelopment Plan and authorizing transmittal to the City Planning Commission.
- 7) Authorizing an additional designated period and designated classifications for the PERS two-years additional service credit retirement incentive.
- 8) Approval of revised Internal Equal Employment Opportunity Policy and Affirmative Action Plan for 1992-93.
- 9) Workshop on Central Block 3, between Howard and Folsom, Third and Fourth Streets, Program and Master Plan; Yerba Buena Center.
- 10) Amending the approved Proposed Budget/Personnel for the period July 1, 1992 through June 30, 1993.
- 11) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Harrison Streets, Yerba Buena Center, with Harrison Development Inc. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed February 19, 1992

PLEASE NOTE ONCE AGAIN CHANGE OF MEETING LOCATION ABOVE

SAN FRANCISCO REDEVELOPMENT AGENCY

PLEASE NOTE CHANGE OF MEETING LOCATION:

INTERNATIONAL LONGSHOREMEN'S & WAREHOUSE UNION (ILWU)
LOCAL 34 BUILDING
4 BERRY STREET (near 2nd Street)
SAN FRANCISCO, CALIFORNIA

DATE: February 25, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Closed Session, February 11, 1992
Regular Meeting, February 4, 1992

3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

FEB 25 1992

SAN FRANCISCO
PUBLIC LIBRARY

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in
the Rincon Point- South Beach Redevelopment
Plan; Rincon Point- South Beach

Accepting the Biennial Report Reviewing the Redevelopment Plan for the
Rincon Point-South Beach Redevelopment Project and evaluating its progress;
Rincon Point-South Beach. (Resolution No. 42-92)

Action taken: _____

- (b) Public Hearing to hear all persons interested in
the proposed amendment to the Rincon Point-
South Beach Redevelopment Plan

- 1) Authorizing transmittal of the proposed Rincon Point-South Beach
Redevelopment Plan Amendment to the City Planning Commission of the
City and County of San Francisco. (Resolution No. 35-92)

Action taken: _____

- 2) Approving the Addendum to the Report on the Redevelopment Plan for
the Rincon Point-South Beach Redevelopment Project Area and authorizing
transmittal to the Board of Supervisors of the City and County of San
Francisco. (Resolution No. 36-92)

Action taken: _____

OVER

- 3) Approving the proposed Amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of same to the City Planning Commission of the City and County of San Francisco. 37-92)

Action taken: _____

- 4) Approving the proposed Amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area, and authorizing transmittal of same to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 38-92)

Action taken: _____

- (c) Workshop on Central Block 3 Program and Master Plan; Yerba Buena Center.
(d) Amending the approved proposed Budget for the period July 1, 1992 through June 30, 1993. (Resolution No. 39-92)

Action taken: _____

- (e) Granting an additional designated period for two years additional service credit. (Resolution No. 40-92)

Action taken: _____

- (f) Approval of a revised internal equal employment opportunity policy and affirmative action plan for 1992-93. (Resolution No. 41-92)

Action taken: _____

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Harrison Streets, Yerba Buena Center, with Harrison Development Inc. (b) Pursuant to Government Code Section 54959 on Personnel.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 3, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

MAR 2 - 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, February 11, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Authorizing an Owner Participation Agreement with **Pine Garment (U.S.A.), Inc.** for the development of a warehouse with supporting office space and required parking at 1669-1683 Galvez Avenue (on the southwesterly side of Galvez Avenue between Third and Phelps Streets; Assessor's Block 5253, Lots 22, 26, 27); Bayview Industrial Triangle Redevelopment Project Area. (Resolution No. 43-92)
(STAFF RECOMMENDS THIS ITEM BE CONTINUED ONE WEEK)

Action taken: _____

- (b) Authorizing a Second Amendatory Agreement which revises the Schedule of Performance of the Agreement for Disposition of Land with **GP/TODCO** for the purchase and development of the parcel located on the southeast corner of Sixth and Tehama Streets; South of Market. (Resolution No. 44-92)

Action taken: _____

- (c) Authorizing reimbursement of the architectural design fees to **Fillmore Renaissance Associates, L.P.**, in the amount of \$28,788 regarding the development of the parcel located on the northeast corner of Eddy and Fillmore Streets; Western Addition A-2. (Resolution No. 45-92)

Action taken: _____

- (d) Authorizing a Seventh Amendment to the Personal Services Contract HM/WC-1 with **Harding Lawson Associates** which increases the contract by an amount not to exceed \$75,000 for hazardous materials and waste consultation services; All Approved Redevelopment Project Areas and other designated sites. (Resolution No. 46-92)

Action taken: _____

- (e) Authorizing a First Amendment to the Personal Services Contract HM/WC-2 with **Baseline Environmental Consulting**, which increases the contract by an amount not to exceed \$150,000 for hazardous materials and waste consultation services; All Approved Redevelopment Project Areas and other designated sites. (Resolution No. 47-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street, Hunters Point, with Progress Seven, Inc.; (ii) 200 Sixth Street, South of Market, with D. Patei; (iii) northeast corner of Third and Mission Streets, Yerba Buena Center, with Griffin Related Properties-VII. Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 10, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

MAR 6 - 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

(a) Public Hearing to hear all persons interested
in the proposed Redevelopment Plan Amendment;
Rincon Point-South Beach

- (1) Authorizing transmittal of the proposed Rincon Point-South Beach Redevelopment Plan Amendment to the City Planning Commission of the City and County of San Francisco. (Resolution No. 35-92)

Action taken: _____

- (2) Approving the Addendum to the Report on the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (36-92)

Action taken: _____

- (3) Approving the proposed Amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of same to the City Planning Commission of the City and County of San Francisco. (Resolution No. 37-92)

Action taken: _____

- (4) Approving the proposed Amendment to the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project Area and authorizing transmittal of same to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 38-92)

Action taken: _____

- (b) Authorizing an Owner Participation Agreement with Pine Garment (U.S.A.), Inc., for the development of a warehouse with supporting office space and required parking at 1669-1683 Galvez Avenue, on the southwesterly side of Galvez Avenue between Third and Phelps Streets; Bayview Industrial Triangle. (Resolution No. 43-92)
(STAFF RECOMMENDS THIS ITEM BE CONTINUED ONE WEEK)

Action taken: _____

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Extending the Conveyance Date under the Land Disposition Agreement with Harrison Development, Inc. (Lawrence Lui) for development of the site located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 49-92)

Action taken: _____

- (b) Authorizing an Eighth Amendment to the Personal Services Contract with Carneghi-Bautovich & Partners, Inc., for reuse appraisal services, which increases the amount payable under the Contract by \$35,000 to \$303,000; All Redevelopment Project Areas. (Resolution No. 50-92)

Action taken: _____

- (c) Authorizing a Second Amendment to the Personal Services Contract with Carneghi-Bautovich & Partners, Inc., for acquisition appraisal services, which increases the amount payable under the Contract by \$25,000 to \$65,000; Within and outside Redevelopment Project Areas. (Resolution No. 51-92)

Action taken: _____

REGULAR AGENDA

- (d) Authorizing a First Amendment to the Disposition and Development Agreement with the San Francisco Museum of Modern Art for the development of EB-2 Museum parcel located on the east side of Third Street between Minna and Hunt Streets and rehabilitation of the CB-1 Museum Site (Jessie Street Substation); Yerba Buena Center. (Resolution No. 52-92)

Action taken: _____

- (e) Public Hearing to hear all persons interested in an Option to Lease Property for development at 7th and Natoma Streets; South of Market

Authorizing an Option to Lease Real Property with Gabreila Apartments, Ltd., for the development of affordable housing located at 7th and Natoma Streets; South of Market. (Resolution No. 53-92)

Action taken: _____

- (f) Public Hearing to hear all persons interested in an Option to Lease Property for development at 6th and Minna Streets; South of Market

Authorizing an Option to Lease Real Property with Asian, Inc., for the development of affordable housing located at 6th and Minna Streets; South of Market. (Resolution No. 54-92)

Action taken: _____

- (g) Public Hearing to hear all persons interested in an Option to Lease Property for development at 1028 Howard Street; South of Market

Authorizing an Option to Lease Real Property with Catholic Charities of the Archdiocese of San Francisco for development of affordable housing located at 1028 Howard Street, between 6th and 7th Streets; South of Market. (Resolution No. 55-92)

Action taken: _____

- (h) Authorizing a Regulatory and Grant Agreement between the Agency and Catholic Charities of the Archdiocese of San Francisco, in the amount of \$830,000 for the development of the southwest corner of 7th and Howard Streets, as part of the Citywide Tax Increment Housing Program. (Resolution No. 56-92)

Action taken: _____

- (i) Authorizing a Regulatory and Grant Agreement between the Agency and Mission Housing Development Corporation, in the amount of \$688,751 for acquisition and development costs for new construction of affordable housing, located at 1292 Potrero Avenue, as part of the Citywide Tax Increment Housing Program. (Resolution No. 57-92)

Action taken: _____

- (j) Authorizing a Regulatory and Grant Agreement between the Agency and the Board of Trustees of the Glide Foundation, in the amount of \$250,000 for predevelopment expenses for new construction of affordable housing, located at 333 Taylor Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 58-92)

Action taken: _____

8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street, Hunters Point, with Progress Seven, Inc.; (ii) 980 Howard Street, South of Market, with Goodwill Industries.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 17, 1992
4:00 P.M.

TENTATIVE AGENDA

MAR 13 1992

PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a Tenth Amendment to the Architectural Agreement with MGA Partners, which increases the amount payable for additional services by \$73,000 and for reimbursable expenses by \$95,000; Yerba Buena Center.
- 2) Authorizing a Ninth Amendment to the Robinson, Mills, Williams contract increasing the contract amount to \$85,000; Yerba Buena Center.
- 3) Authorizing a Second Amendment to the Personal Services Contract with Economic Research Associates, for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$35,000 to \$90,000; Yerba Buena Center.
- 4) Authorizing an Owner Participation Agreement with Pine Garment (U.S.A.), Inc., for the development of a warehouse with supporting office space and required parking at 1669-1683 Galvez Avenue between Third and Phelps Streets; Bayview Industrial Triangle. (continued from March 10, 1992)
- 5) Election of Vice President.
- 6) Authorizing an extension and modification of the loan terms for a loan of \$1.9 Million to the A.F. Evans Company and Chinese Community Housing Corporation for the development of affordable housing at 201 Turk Street.
- 7) Authorizing a Grant in the amount of \$2.1 Million to Tenants and Owners Development Corporation (TODCO) for the development of affordable housing at 241 Sixth Street, South of Market.
- 8) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are; (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street in Hunters Point with Progress Seven, Inc.; (ii) Central Block 1 in Yerba Buena Gardens Center with Yerba Buena Gardens, L.P.

Prepared and mailed March 11, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 17, 1992
4:00 P.M.

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3
1/17/92

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

MAR 13 1992

SAN FRANCISCO
PUBLIC LIBRARY

- (a) Authorizing an Owner Participation Agreement with Pine Garment (U.S.A.), Inc. for the development of a warehouse with supporting office space and required parking at 1669-1683 Galvez Avenue located on the southwesterly side of Galvez Avenue between Third and Phelps Streets; Bayview Industrial Triangle Redevelopment Project Area. (Resolution No. 43-92)

Action taken: _____

6. Matters of New Business

REGULAR AGENDA

- (a) Election of Vice President

Action taken: _____

- (b) Authorizing a Tenth Amendment to the Architecture Agreement with MGA Partners, which increases the amounts payable for additional services by \$73,000 and for reimbursable expenses by \$95,000; Yerba Buena Center. (Resolution No. 60-92)

Action taken: _____

- (c) Authorizing a Ninth Amendment which increases the amount payable by \$85,000 and makes other changes to the Record Architect Agreement with Robinson, Mills, and Williams; Yerba Buena Center. (Resolution No. 61-92)

Action taken: _____

- (d) Authorizing a Second Amendment to the Personal Services Contract with Economic Research Associates for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$35,000 to a total amount of \$90,000; Yerba Buena Center. (Resolution No. 62-92)

Action taken: _____

OVER

- (e) Authorizing the extension and modification of an interim loan agreement between the Agency and **Chinese Community Housing Corporation** in the amount of \$1,900,000 for development expenses related to the new construction of affordable housing, located at 201 Turk Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 63-92)

Action taken: _____

- (f) Authorizing a Grant, Loan or other Financing Instrument for an amount not to exceed \$2,100,000 with **GP/TODCO**, for the development of Agency property at 241 6th Street, located at the southeasterly corner of 6th and Natoma Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 64-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street in Hunters Point with Progress Seven, Inc.; (ii) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (iii) bounded by First, Brannan, Beale, Bryant Streets, Rincon Point - South Beach with Bayside Village.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MARCH 24, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
 2. Approval of Minutes - Regular Meeting, February 18, 25; March 3, 1992
Closed Sessions, February 18, 25; March 10, 1992
 3. Report of the President
 4. Report of the Executive Director
 5. Matters of Unfinished Business
 - (a) Pubic Hearing to hear all persons interested
in the proposed Redevelopment Plan
Amendment; Rincon Point-South Beach
 - (1) Authorizing transmittal of the proposed Rincon Point-South Beach
Redevelopment Plan Amendment to the City Planning Commission of the City
and County of San Francisco. (Resolution No. 35-92)
- Action taken: _____
- (2) Approving the Addendum to the Report on the Redevelopment Plan for the
Rincon Point-South Beach Redevelopment Project Area and authorizing
transmittal to the Board of Supervisors of the City and County of San
Francisco. (Resolution No. 36-92)
- Action taken: _____
- (3) Approving the proposed Amendment to the Design for Development for the
Rincon Point-South Beach Redevelopment Project Area and authorizing
transmittal of same to the City Planning Commission of the City and County
of San Francisco. (Resolution No. 37-92)
- Action taken: _____
- (4) Approving the proposed Amendment to the Redevelopment Plan for the
Rincon Point-South Beach Redevelopment Project Area and authorizing
transmittal of same to the Board of Supervisors of the City and County of
San Francisco. (Resolution No. 38-92)

Action taken: _____

OVER

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

REGULAR AGENDA

- (a) Amending and Restating Resolution No. 36-91 declaring the Agency's intention to reimburse expenditures from the proceeds of obligations to be issued by the Agency and directing certain actions; Yerba Buena Center. (Resolution No. 65-92)

Action taken: _____

- (b) Extending the Conveyance Date under the Land Disposition Agreement with Harrison Development, Inc. (Lawrence Lui) for the purchase and development of the site located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 66-92)

Action taken: _____

- (c) Commemorating Community Development Week within the City and County of San Francisco April 20-26, 1992. (Resolution No. 67-92)

Action taken: _____

- (d) Waiving the requirement for issuance of a site permit with excavation and shoring addenda as a condition of conveyance of the parcel located on the northeasterly side of Third Street between Minna and Howard Streets) to the San Francisco Museum of Modern Art, pursuant to the disposition and development agreement; Yerba Buena Center. (Resolution No. 68-92)

Action taken: _____

- (e) **SITE VISIT.** There will be a site visit to view the Progress Seven, Inc. development of 15 affordable homes located on the northwesterly corner of Newcomb Avenue and Whitney Young Circle and Progress Street on March 31, 1992. The March 24, 1992 meeting will be continued to 3:00 p.m. on March 31, 1992 to conduct this site visit. The continued meeting will reconvene at the parking lot of the Earl P. Mills Community Center, 100 Whitney Young Circle, and then moved to the site on the northwesterly corner of Newcomb Avenue, Whitney Young Circle and Progress Street in Hunters Point to view the Progress Seven, Inc. development.

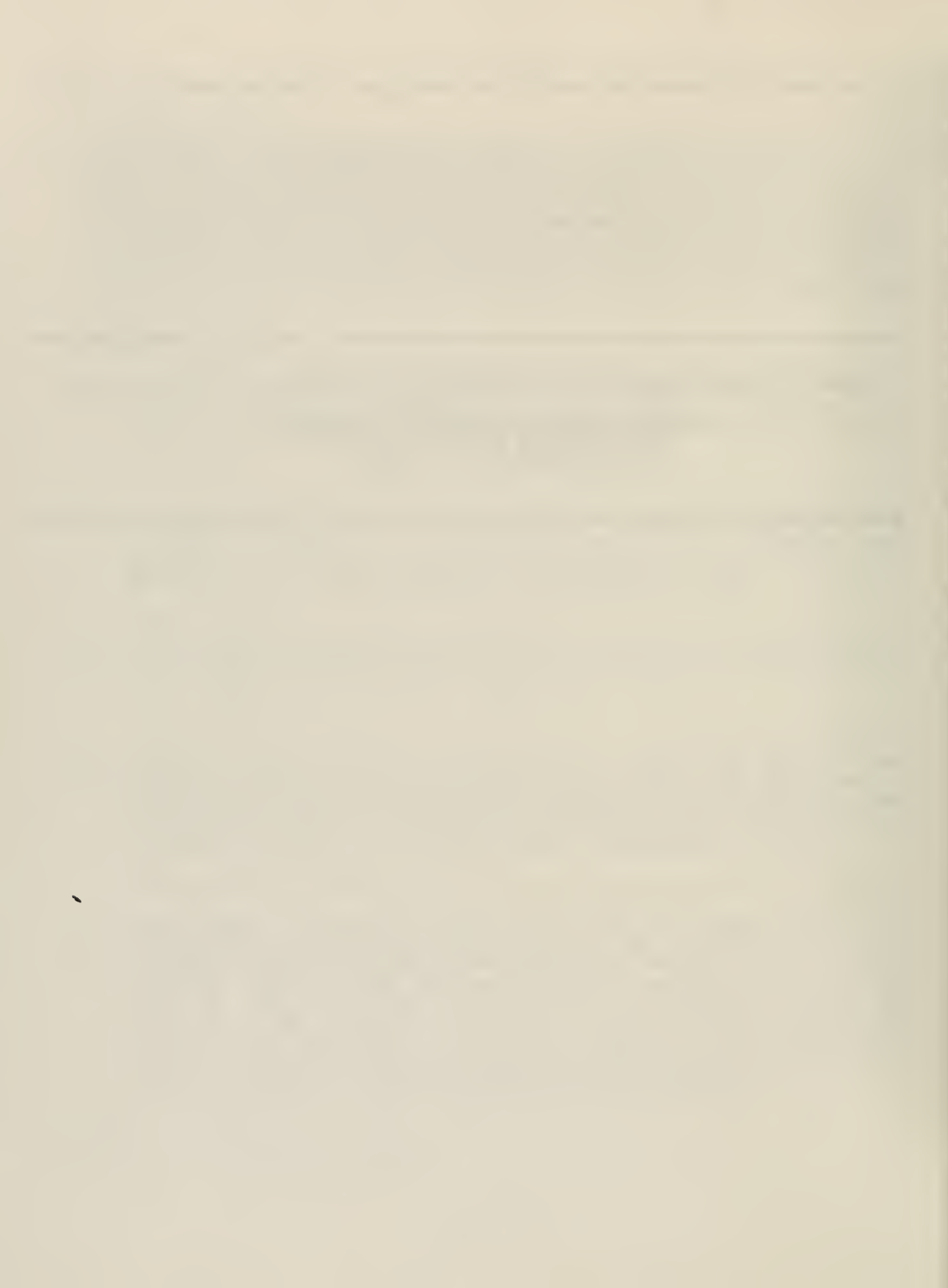
7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street, in Hunters Point with Progress Seven, Inc., (ii) bounded by First, Brannan, Beale, Bryant Streets, Rincon Point-South Beach with Bayside Village.
- 11. Adjournment

PLEASE NOTE CHANGE OF LOCATION OF MARCH 31, 1992 MEETING

**EARL P. MILLS COMMUNITY CENTER
100 WHITNEY YOUNG CIRCLE
SAN FRANCISCO, CA 94124**



SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MARCH 31, 1992
3:00 P.M.

Agenda

PLEASE NOTE: DUE TO LACK OF A QUORUM THE AGENCY MEETING THAT WAS TO OCCUR ON MARCH 31st, AT 4:00 P.M., AT THE EARL P. MILLS COMMUNITY CENTER, 100 WHITNEY YOUNG CIRCLE, WILL NOT BE HELD.

HOWEVER, THE OPEN HOUSE FOR PROGRESS SEVEN, INC. CITY VIEW DEVELOPMENT, LOCATED AT 51 PROGRESS STREET AT WHITNEY YOUNG CIRCLE IS STILL SCHEDULED FOR MARCH 31, 1992 FROM 2-5 P.M.

THE SITE TOUR WILL OCCUR ON MARCH 31, 1992 AT 3 P.M. TO VIEW PROGRESS SEVEN, INC. CITY VIEW DEVELOPMENT. THE TOUR WILL BEGIN IN THE PARKING LOT OF THE EARL P. MILLS COMMUNITY CENTER, 100 WHITNEY YOUNG CIRCLE AND PROGRESS STREET TO VIEW THE PROGRESS SEVEN, INC. CITY VIEW DEVELOPMENT.

ALSO PLEASE NOTE ON THE BACK A MAP SHOWING DIRECTIONS TO THE OPEN HOUSE OF CITY VIEW.

Prepared and mailed March 25, 1992

DOCUMENTS DEPT.

MAR 5 1992

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OVER

PROGRESS SEVEN INC.
HOUSING DEVELOPMENT
SITE VISIT

March 31, 1992 ~~at~~ 3:00 p.m.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 7, 1992
4:00 P.M.

DOCUMENTS DEPT.

TENTATIVE AGENDA

APR 1 1991
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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing selection and entering into discussion for an agreement to operate the Child Care Center on Central Block 3 with St. Patrick's Day Care Center; Yerba Buena Center.
- 2) Authorizing a Second Amendment to the Land Disposition Agreement with Harrison Development, Inc. (Lawrence Lui) for the purchase and development of the site located at the southwest corner of Third and Harrison Streets; Yerba Buena Center.
- 3) Authorizing a Fifth Amendment to the Personal Services Contract with Keyser Marston Associates, for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$45,000; Yerba Buena Center.
- 4) Public Hearing on a proposed Resolution Granting a Variance to Western Commercial Partnership I modifying the Off-Street Parking requirement for the residential/commercial building located at the southwest corner of Geary Blvd. and Webster Street; Western Addition A-1 and A-2.
- 5) Authorizing issuance of refunding bonds for the following housing developments; Mercy Terrace, Wharf Plaza, Cathedral Hill West, Serenity Towers, Northridge, and Mariposa Apartments; and selecting underwriters to work on each of these transactions.
- 6) Consideration of the Program, Master Plan and Budget for the Children's Center, Central Block 3 (CB-3); Yerba Buena Center.
- 7) Authorizing an Architectural Agreement with LDA Architects for the design and related services for the Children's Center Buildings for Central Block 3 (CB-3); Yerba Buena Center.
- 8) Authorizing a Landscape Architectural Agreement with M. Paul Friedberg and Partners for design and related services for the Children's Garden for Central Block 3 (CB-3); Yerba Buena Center.
- 9) Authorizing an Eleventh Amendment to the Architecture Agreement with MGA Partners, which increases the amount payable by \$174,000; Yerba Buena Center.
- 10) Authorizing an Owner Participation Agreement with F.T.P. Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2.

OVER

- 11) Director's Report: Quarterly reports on economic development, Young Community Developers and Urban Economic Development Corporation.
- 12) Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street, in Hunters Point with Progress Seven, Inc.

Prepared and mailed March 31, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 7, 1992
4:00 P.M.

DOCUMENTS DEPT.

APR 10 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director: Quarterly Reports on Economic Development, Young Community Developers and Urban Economic Development Corp.
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in proposed Resolution Granting a Variance for Off-street Parking; Western Addition A-1 and A-2

Granting a Variance to Western Commercial Partnership I, modifying the off-street parking requirement for the building located at the southwest corner of Geary Boulevard and Webster Street; Western Addition A-1 and A-2. (Resolution No. 69-92)

Action taken: _____

- (b) Authorizing selection and entering into discussion for an Agreement to operate the child care center on Central Block 3, with St. Patrick's Day Care Center; Yerba Buena Center. (Resolution No. 70-92)

Action taken: _____

- (c) Approving the program, budget and master plan for Central Block 3; Yerba Buena Center. (Resolution No. 71-92)

Action taken: _____

- (d) Authorizing an Eleventh Amendment to the Architecture Agreement with MGA Partners, which increases the amount payable for additional services by \$174,000; Yerba Buena Center. (72-92)

Action taken: _____

- (e) Authorizing a Second Amendment to the Land Disposition Agreement with Harrison Development, Inc. (Lawrence Lui) for the property located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 73-92)

Action taken: _____

- (f) Authorizing a Fifth Amendment to the Personal Services Contract with Keyser Marston Associates, for Economic Urban Land Consulting Services, which increases the amount payable under the contract by \$45,000; Yerba Buena Center. (Resolution No. 74-92)

Action taken: _____

- (g) Authorizing an Owner Participation Agreement with F.T.P. Investment Corp., for the property located at the southeast corner of Bush and Steiner Streets; Western Addition A-2. (Resolution No. 75-92)

Action taken: _____

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Street, Hunters Point, with Progress Seven, Inc., (ii) Central Block 1, in Yerba Buena Gardens of Yerba Buena Center, with Yerba Buena Gardens, L.P.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 14, 1992
4:00 P.M.

REVISED TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR APRIL 14, 1992, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON APRIL 21, 1992, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

Prepared and re-mailed April 7, 1992

DOCUMENTS DEPT.

APR 9 1992

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PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 21, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR APRIL 21, 1992, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON APRIL 28, 1992, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

Prepared and mailed April 6, 1992

DOCUMENTS DEPT.

APR 9 1992

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 21, 1992
4:00 P.M.

DOCUMENT #

AGENDA

APR 21 1992
SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings: March 10, 17 and 24, 1992
Closed Sessions: March 3, 17, 24 and April 7, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business
 - (a) Approving an Implementation Plan for the 24th Street Revitalization Program and authorizing the allocation of One Million Dollars to implement the Plan. (Resolution No. 76-92)

Action taken: _____

- (b) Determination that the Bayview-Hunters Point Foundation for Community Improvement is a Community Facility and a permitted land use in any land use district; India Basin Industrial Park. (Resolution No. 77-92)

Action taken: _____

- (c) Public Hearing to hear all persons interested in a variance to Consolidated Foods Corporation (Gallo Salame) permitting continued light industrial use on the northwest corner of First and Brannan Streets; Rincon Point-South Beach.

Granting a minor variance to Sara Lee Corporation (Gallo Salame) permitting continued light industrial use on the northwest corner of First and Brannan Streets within the Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 78-92)

Action taken: _____

- (d) A Resolution of Intention of the Redevelopment Agency of the City and County of San Francisco to issue refunding mortgage revenue bonds in an aggregate principal amount not to exceed \$75,000,000 for the following housing developments: Wharf Plaza II, Northridge, Serenity Towers, Mariposa Apartments, Mercy Terrace and Cathedral Hill Plaza West (Webster Tower and Terrace); and transmitting a request for approval of such bonds to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 79-92)

Action taken: _____

OVER

- (e) Authorizing the Redevelopment Agency of the City and County of San Francisco to apply for funding from the California Housing Rehabilitation Program for the rehabilitation of 214 6th Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 80-92)

Action taken: _____

- (f) Approving a position of support for Senate Bill 1927 and approving a position of support with Amendments for Senate Bill 1711. (Resolution No. 81-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northwesterly corner of Newcomb Avenue at Whitney Young Circle and Progress Seven Street in Hunters Point with Progress Seven, Inc.; (iii) San Francisco Naval Shipyards with the United States Navy. (b) Pursuant to Government Code Section 54956.9(a) regarding litigation. The name of the case is: Independent Housing Services, et vs. Fillmore Center Associates, et al.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 28, 1992
5:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a Thirteenth Amendment to Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas.
- 2) Authorizing a Second Amendment to the Personal Services Contract with Cal State Patrol Service, Inc., in an amount not to exceed \$77,122.00 for security patrol services at South Beach Harbor; Rincon Point-South Beach.
- 3) Authorizing the issuance of a Request for Qualifications for the acquisition and rehabilitation of the residential property located at 214 6th Street (Hugo Apartments); South of Market.
- 4) Authorizing a Loan Program Modification; Affordable Condominium Program; Western Addition A-2.
- 5) Authorizing an extension of Exclusive Negotiations with Housing Conservation and Development Corporation for the property at the southeast corner of Ingalls Street and Kiska Road, in and adjacent to Hunters Point.
- 6) Directors' Report: Quarterly Reports on Mission Economic Development Association (MEDA), Ella Hill Hutch Community Center, and Mission Hiring Hall.
- 7) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Co. (b) Pursuant to Government Code Section 54956.9(a) regarding litigation. The name of the case is, Independent Housing Services, et al vs. Fillmore Center Associates, et al.

Prepared and mailed April 22, 1992

PLEASE NOTE: THE MEETING OF APRIL 28, 1992 WILL NOT BEGIN UNTIL 5:00 P.M.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 28, 1992
5:00 P.M.

DOCUMENTS DEPT.

APR 28 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular meeting, April 7, 1992
3. Report of the President
4. Report of the Executive Director: Quarterly Reports on Mission Economic Development Association (MEDA), Ella Hill Hutch Community Center, and Mission Hiring Hall
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Loan Program Modification; Affordable Condominium Program; Western Addition A-2. (Resolution No. 82-92)
- (b) Authorizing continuing Exclusive Negotiations with the Housing Conservation and Development Corporation for development of the parcel located at the southeast corner of Ingalls Street and Kiska Road, in and adjacent to Hunters Point. (Resolution No. 83-92)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing the issuance of a Request For Qualifications from nonprofit developers for the acquisition and rehabilitation of 214 - 6th Street; South of Market. (Resolution No. 84-92)

Action taken: _____

OVER

- (d) Authorizing a Second Amendment to the Personal Services Contract with Cal State Patrol Service, Inc., in an amount not to exceed \$77,122.00 for security patrol services at South Beach Harbor; Rincon Point-South Beach. (Resolution No. 85-92)

Action taken: _____

7. ~~Matters not appearing on Agenda~~
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate are: (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Fourth and Harrison Streets in Yerba Buena Center with Taldan Investment Co. (b) Pursuant to Government Code Section 54956.9(a) regarding litigation. The name of the case is, Independent Housing Services, et al vs. Fillmore Center Associates, et al.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 5, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a Contract for \$78,000 with Terry Allen for fabrication of his artwork for the Esplanade; Yerba Buena Center.
- 2) Biennial Public Hearing: Report on the status of the Yerba Buena Center Redevelopment Project Area.
- 3) Biennial Public Hearing: Report on the status of the South of Market Earthquake Recovery Redevelopment Project Area.
- 4) Public Hearing approving a First Amendment to the Land Disposition Agreement with McCormick-Morgan, Inc. with respect to the property at 1403 Evans Avenue, located at the southwest corner of Evans Avenue and Mendell Street, to permit a change of use from industrial to community health facility in connection with the purchase of said property by the Bayview Hunters Point Foundation for Community Improvement; India Basin Industrial Park.
- 5) Authorizing a Fourth Amendment which revises the Schedule of Performance to the Agreement for Disposition of Land with Fillmore Marketplace Associates, L.P. for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 6) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Co.; (iii) bounded by Stuart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans.

Prepared and mailed April 29, 1992

APR 30 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 5, 1992
4:00 P.M.

DOCUMENTS DEPT.

MAY 1 1992

SAN FRANCISCO

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in the proposal of the Bayview Hunters Point Foundation for Community Improvement to purchase and use as a community health facility 1403 Evans Avenue; India Basin Industrial Park

Authorizing a First Amendment to the Agreement for Disposition of Land for Private Development with the Bayview Hunters Point Foundation for Community Improvement (proposed successor to McCormick Morgan, Inc.) with respect to 1403 Evans Avenue; India Basin Industrial Park.
(Resolution No. 87-92)

Action taken: _____

- (b) Public Hearing to hear all persons interested in the Yerba Buena Center Redevelopment Plan; Yerba Buena Center

Accepting the Biennial Report Reviewing the Redevelopment Plan for Yerba Buena Center Redevelopment Project Area and evaluating its progress.
(Resolution No. 88-92)

Action taken: _____

OVER

- (c) Public Hearing to hear all persons interested in the
Redevelopment Plan for the South of Market
Earthquake Recovery Redevelopment Project Area

Accepting the Biennial Report reviewing the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment Project Area and evaluating its progress. (Resolution No. 89-92)

Action taken: _____

- (d) Authorizing a Personal Services Contract for \$78,000 with Terry Allen for fabrication and installation of his art work for the Esplanade; Yerba Buena Center. (Resolution No. 90-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Taldan Investment Co.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 12, 1992
4:00 P.M.

TENTATIVE AGENDA

92 (Tentative)

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a Fourth Amendment which revises the Schedule of Performance to the Agreement for Disposition of Land with Fillmore Marketplace Associates, L.P. for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 2) Authorizing a Third Amendment to the Land Disposition Agreement with Progress Seven Inc. for the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point.
- 3) Approving the Marketing Approach and Budget for the Entertainment/Retail Development parcel, Central Block 2; Yerba Buena Center
- 4) Discussion of the Strategic Planning Process.
- 5) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans.

Prepared and mailed May 6, 1992

DEPOSITORY ITEM
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MAY 8 1992
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 12, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEL. T.

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions; April 21 and 28, 1992
3. Report of the President
4. Report of the Executive Director: Quarterly Report on Mission Economic Development Association (MEDA)
5. Matters of Unfinished Business
6. Matters of New Business
 - (a) Authorizing a Fourth Amendment which revises the Schedule of Performance to the Agreement for Disposition of Land for Private Development with Fillmore Marketplace Associates, L.P., for the purchase and development of the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 91-92)

Action taken: _____
 - (b) Approving the Offering Concept and Marketing Plan for the Entertainment/Retail Parcel in Central Block 2; Yerba Buena Center. (Resolution No. 92-92)

Action taken: _____
 - (c) Authorizing a matching grant of \$19,000 to the South of Market Problem Solving Council to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 93-92)

Action taken: _____
 - (d) Discussion of the Strategic Planning Process.
7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Steuart, Spear and Folsom Streets in Rincon Point-South Beach with Caltrans.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 19, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DEPOSITORY ITEM
RECEIVED MAY 19 1992

MAY 18 1992

SAN FRANCISCO
PUBLIC LIBRARY

REGULAR AGENDA

- (a) Approving the issuance by the Redevelopment Agency of the City and County of San Francisco Multifamily Housing Refunding Revenue Bonds in an aggregate principal amount not to exceed \$46,405,000 for the purpose of its residential construction financing program for the Rincon Point-South Beach Redevelopment Project Area (South Beach Marina). (Resolution No. 94-92)

Action taken: _____

- (b) Authorizing Note Modification Agreements with Bayside Village Associates; Rincon Point-South Beach. (Resolution No. 95-92)

Action taken: _____

- (c) Authorizing a Fourth Amendment to the Disposition of Land and Private Development Agreement with Progress Seven, Inc. in connection with the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 96-92)

Action taken: _____

- (d) Amending the Agency's Small Business Loan and Investment Program to broaden the eligibility boundaries for loan proceeds in the Western Addition Redevelopment Project Area and the South Bayshore Study area. (Resolution No. 97-92)

Action taken: _____

OVER

- (e) Authorizing a Thirteenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases hourly rates and the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas. (Resolution No. 98-92)
(STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: _____

- (f) Conditionally approving the Schematic Design submitted by the City of San Francisco Downtown Parking Corporation for the expansion of the Garage located between Fourth and Fifth Street and Mission and Minna Street; Yerba Buena Center. (Resolution No. 99-92)

Action taken: _____

- (g) Establishing classification of positions and compensation for Agency Staff and establishing the Authority for appointment to and vacation from positions under said classifications and other related matters.
(Resolution No. 100-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans; (iii) northwest corner of Webster and Eddy, with Fillmore Marketplace Associates, L.P.
11. Adjournment

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT MAY 26, 1992
4:00 P.M.

MAY 8 6 1992

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PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

NOTE: ITEMS 1 & 2, CONTINUED FROM MEETING OF MAY 19, 1992

- 1) Authorizing a Fourth Amendment to the Disposition of Land and Private Development Agreement with Progress Seven, Inc. in connection with the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point.
- 2) Authorizing a Thirteenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases hourly rates and the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas.
- 3) Authorizing a Contract in an amount not to exceed \$31,000 with South of Market Business Association (SOMBA) Foundation for business and technical assistance services; South of Market.
- 4) Authorizing a Second Amendment to the Agreement for Professional Services with Environmental Science Associates, Inc., to increase the amount by \$15,500; South of Market.
- 5) Authorizing advertisement of a contract for demolition and site clearance of the Pier 42 Bulkhead Building; Rincon Point-South Beach.
- 6) Authorizing the necessary steps including hiring of underwriters to accomplish the issuance of Multifamily Housing Refunding Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$75,000,000 for the purpose of Residential Construction Financing Program for various multifamily housing developments.
- 7) Authorizing a regulation barring assignments of Agency Contracts without Agency Consent.
- 8) Approving a budget, as revised by the Mayor, for the period of July 1, 1992 - June 30, 1993.
- 9) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Blocks 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed May 21, 1992

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SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 26, 1992
4:00 P.M.

DOCUMENTS DEPT.

AGENDA

MAY 23 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, April 21, 28 and May 5, 1992
Closed Sessions, May 5 & 12, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
 - (a) Authorizing a Fourth Amendment to the Agreement for Disposition of Land for Private Development with Progress Seven, Inc., in connection with the the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 96-92)
(IT IS RECOMMENDED THIS ITEM BE CONTINUED)
Action taken: _____
 - (b) Authorizing a Thirteenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases hourly rates and the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas. (Resolution No. 98-92)
Action taken: _____
 - (c) Establishing classifications of positions and compensation for the Agency Staff and establishing the Authority for appointment to and vacation from positions under said classifications and other related matters.
(Resolution No. 100-92)
(IT IS RECOMMENDED THIS ITEM BE CONTINUED)
Action taken: _____
6. Matters of New Business
 - (a) Authorizing a Contract with the South of Market Foundation, a 501(c)(3) affiliate of the South of Market Business Association (SOMBA), in an amount not to exceed \$31,000; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 101-92)
Action taken: _____

over

- (b) Authorizing a Second Amendment to the Agreement for Professional Services which increases the contract amount by \$15,500 and extends the term with Environmental Science Associates, Inc. for the completion of the negative declarations for three housing sites within the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 102-92)
(IT IS RECOMMENDED THIS ITEM BE CONTINUED)

Action taken: _____

- (c) Authorizing advertisement of a Contract for the Demolition and Site Clearance of the Pier 42 Bulkhead Building; Rincon Point-South Beach. (Resolution No. 103-92)

Action taken: _____

- (d) Authorizing the selection of underwriters to accomplish the issuance of Multifamily Housing Refunding Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$55,000,000 for various Multifamily housing developments. (Resolution No. 104-92)

Action taken: _____

- (e) Promulgating a Regulation of the Redevelopment Agency of the City and County of San Francisco prohibiting the assignment of Agency Contracts without the consent of the Agency. (Resolution No. 105-92)

Action taken: _____

- (f) Approving a revised proposed Budget for the period July 1, 1992 - June 30, 1993 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 106-92)

Action taken: _____

7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (b) Pursuant to Government Code Section 54957 on Personnel.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 2, 1992
DOCUMENTS DEPT. 4:00 P.M.

MAY 28 1992

TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

NOTE: ITEMS 1 THROUGH 5 ARE UNFINISHED BUSINESS

- 1) Authorizing a Fourth Amendment to the Agreement for Disposition of Land for Private Development with Progress Seven, Inc., in connection with the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point.
- 2) Establishing classifications of positions and compensation for the Agency Staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters.
- 3) Authorizing a Second Amendment to the Agreement for Professional Services which increases the contract amount by \$15,500 and extends the term with Environmental Science Associates, for the completion of the negative declarations for three housing sites within the South of Market Earthquake Recovery Redevelopment Project Area.
- 4) Reconsideration of the Yerba Buena Project Budget for the period July 1, 1992 through June 30, 1993 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco.
- 5) Authorizing a Thirteenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas.
- 6) Authorizing a First Amendment to the Regulatory and Grant Agreement with the Community Housing Partnership to increase the grant in the amount of \$244,582 for the rehabilitation of 86 units at 519 Ellis Street.
- 7) Authorizing a Third Amendment, which revises the Schedule of Performance to the Land Disposition Agreement with the Bush Street Synagogue Cultural Center for the rehabilitation of 1881 Bush Street and development of the parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2.
- 8) Consideration of Taldan Investment Company's request not to terminate the Land Disposition Agreement and to extend the performance schedule in connection with the purchase and development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 9) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Steuart, Spear & Folsom Streets, Rincon Point-South Beach with Caltrans.

1920-1921

1921-1922

1922-1923

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 2, 1992
4:00 P.M.

DOCUMENT

MAY 30 1992

PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes; Regular Meeting, May 12, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
 - (a) Authorizing a Fourth Amendment to the Agreement for Disposition of Land for Private Development with Progress Seven, Inc., in connection with the development of the parcel located on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 96-92)
(IT IS RECOMMENDED THIS ITEM BE CONTINUED)
Action taken: _____
 - (b) Reconsideration of the Yerba Buena Project Budget for the period July 1, 1992 - June 30, 1993 and authorizing the Executive Director to submit it to the Mayor and to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 106-92)
Action taken: _____
 - (c) Authorizing a Thirteenth Amendment to the Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable by an amount not to exceed \$100,000; All Redevelopment Project Areas. (Resolution No. 98-92)
Action taken: _____
 - (d) Establishing Classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters subject to the Board of Supervisors' approval of the Agency's Budget. (Resolution No. 100-92)
Action taken: _____

OVER

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

5. Matters of Unfinished Business (continued)

- (e) Authorizing a Second Amendment to the Agreement for Professional Services which increases the contract amount by \$15,500 and extends the term with Environmental Science Associates, Inc. for the completion of the negative declarations for three housing sites within the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 102-92)

6. Matters of New Business

- (a) Authorizing a Third Amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for Private Development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 107-92)

Action taken: _____

REGULAR AGENDA

- (b) Consideration of Taldan Investment Company's request not to terminate the Land Disposition Agreement and to extend the performance schedule in connection with the purchase and development of the parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Action taken: _____

- (c) Authorizing a First Amendment to the Regulatory and Grant Agreement with Community Housing Partnership in the amount of \$244,582 for the rehabilitation of 86 units of affordable housing located at 519 Ellis Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 108-92)

Action taken: _____

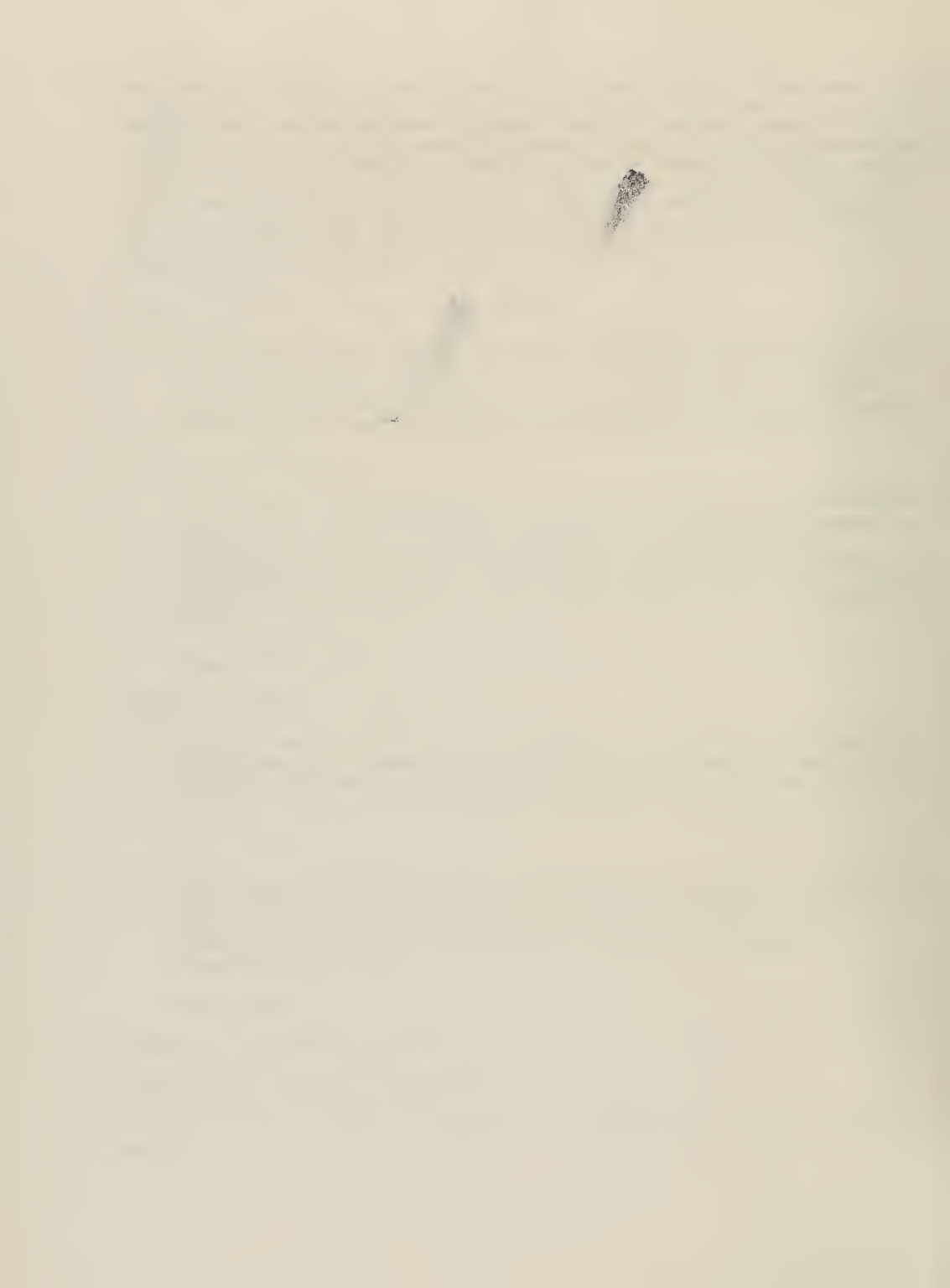
7. Matters not appearing on Agenda

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; (ii) Steuart, Spear & Folsom Streets, Rincon Point-South Beach with Caltrans.

11. Adjournment



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 9, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing extension of Exclusive Negotiations with the Mexican Museum for the development of a portion of a parcel located on the Central Block One, at the northerly side of Mission Street between Third and Fourth Streets (CB-1 Sports Club Parcel); Yerba Buena Center.
- 2) Public Hearing regarding the adoption of a proposed Redevelopment Plan Amendment for the Western Addition A-2.
- 3) Approving the proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors.
- 4) Authorizing transmittal of the proposed Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 to the City Planning Commission.
- 5) Approving the Addendum to the Report on the Redevelopment Plan Amendment for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors.
- 6) Approving the Preliminary Construction Drawings for the rehabilitation of 1403 Evans Avenue (formerly McCormick-Morgan, Inc. Building) by the Bayview Hunters Point Foundation for Community Improvement; India Basin Industrial Park.
- 7) Authorizing selection of and entering into discussions for an agreement to operate the Ice Rink/Bowling Center on CB-3 with VSC Sports; Yerba Buena Center.
- 8) Approving a basic concept for the Children's Place and authorizing up to \$40,000 for a consultant to assist in implementing the concept, CB-3; Yerba Buena Center.
- 9) Consideration of policy on priority funding for the construction of the Child Care Facility on CB-3 in the 1993-94 Agency Budget; Yerba Buena Center.
- 10) Workshop on the Management Audit recommendations for the Center For The Arts; Yerba Buena Center.
- 11) Report of the Executive Director: (a) Housing Status Report; (b) Review Marketing Strategy for Development of the parcel on the northeast corner of 4th and Harrison Streets; Yerba Buena Center.

Prepared and mailed June 4, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 9, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

JUN 9 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director: (a) Housing Status Report; (b) Review Marketing Strategy for Development of the parcel located on the northeast corner of 4th and Harrison Streets; Yerba Buena Center; (c) Request of Center for African American Art and Culture regarding 762 Fulton.
5. Matters of Unfinished Business
6. Matters of New Business

(a) **Public Hearing to hear all persons interested in the proposed Redevelopment Plan Amendment; Western Addition A-2**

- (1) Approving the proposed Amendment to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal of same to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 109-92)

Action taken: _____

- (2) Authorizing transmittal of the proposed Western Addition A-2 Redevelopment Plan Amendment to the City Planning Commission of the City and County of San Francisco. (Resolution No. 110-92)

Action taken: _____

- (3) Approving the Addendum to the Report on the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 111-92)

Action taken: _____

O V E R

- (b) Authorizing extension of Exclusive Negotiations with the Mexican Museum for the purchase and development of a portion of the CB-1 Sports Club parcel located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 112-92)

Action taken: _____

- (c) Conditionally approving the preliminary construction documents for the rehabilitation of 1403 Evans Avenue (proposed successor to McCormick-Morgan, Inc.) by the Bayview Hunters Point Foundation for Community Improvement, located at the southwest corner of Evans Avenue and Mendell Street; India Basin Industrial Park. (Resolution No. 113-92)

Action taken: _____

- (d) Authorizing selection and entering into discussion for an Agreement to operate the Ice Rink/Bowling Center on Central Block 3 with VSC Sports; Yerba Buena Center. (Resolution No. 114-92)

Action taken: _____

- (e) Approving the Basic Concept Statement for the Children's Place on Central Block Three; Yerba Buena Gardens. (Resolution No. 115-92)

Action taken: _____

- (f) Authorizing a Personal Services Contract with Brenda Berlin in an amount not to exceed \$40,000 to assist in implementing the Program for the Children's Place; Yerba Buena Center. (Resolution No. 116-92)

Action taken: _____

- (g) Adopting a policy on the priority for funding the CB-3 Program uses and specifically committing funds for construction of the Child Care Facility in the 1993-94 Agency Budget; Yerba Buena Center. (Resolution No. 117-92)

Action taken: _____

- (h) Workshop on the Management Audit recommendations for the Center for the Arts; Yerba Buena Center.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 16, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR JUNE 16, 1992, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON JUNE 23, 1992, AT *6:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

*PLEASE NOTE THE MEETING WILL NOT BEGIN UNTIL 6:00 P.M.

Prepared and mailed JUNE 10, 1992

DOCUMENTS DEPT.

JUN 12 1992

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 23, 1992
6:45 P.M.

DOCUMENTS DEPT.

TENTATIVE AGENDA

JUN 14 1992
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

NOTE: THIS MEETING WILL NOT BEGIN UNTIL 6:45 P.M.

- 1) Authorizing an architectural contract not to exceed \$3,030,000 with LDA Architects for architectural services for the Child Care Center, Ice Rink/Bowling Center, Children's Place and Carousel on Central Block Three; Yerba Buena Center.
- 2) Authorizing a landscape architectural contract not to exceed \$1,200,000 with M. Paul Friedberg and Partners for landscape architectural services for the Children's Garden on Central Block Three; Yerba Buena Center.
- 3) Authorizing a Letter Agreement to provide continuing services of an employee in connection with the Agency's Administration of the Mayor's Office of Special Projects in an amount of approximately \$68,000 .
- 4) Authorizing an expenditure of funds to rehabilitate the Center for African and African American Art and Culture building at 762 Fulton Street; Western Addition A-2.
- 5) Commending Dino DiDonato for his services at the South of Market Problem Solving Council.
- 6) Authorizing a contract with the South of Market Foundation in the amount of \$70,000 for Steam Cleaning Services; South of Market.
- 7) Authorizing selection of financial advisors for housing bond transactions.

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 7:30 P.M.

- 8) Workshop on Minority Participation in legal services.
- 9) Authorization for the Executive Director to travel to Madrid, July 15 - July 24, 1992 to attend an International Advisory Panel sponsored by INTA-AIVN and ProMadrid.
- 10) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel C-1, northwest corner of Steuart and Folsom Streets, Rincon Point-South Beach with Caltrans; (ii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hamrol Properties.

Prepared and mailed June 17, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 23, 1992
6:45 P.M.

DOCUMENTS DEPT.

AGENDA

JUN 22 1992
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS MEETING WILL NOT BEGIN UNTIL 6:45 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, May 19, 26, and June 2, 1992
Closed Sessions, May 19 & 26, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a contract with the South of Market Foundation to fund its nonprofit business venture, SOMA Steam Clean, in an amount not to exceed \$70,000; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 109-92)
- (b) Authorizing the selection of Financial Advisors to assist the Agency in the issuance of Multifamily Housing Refunding Mortgage Revenue Bonds for various multifamily housing developments. (Resolution No. 110-92)
- (c) Authorization for the Executive Director to travel to Madrid, July 15 - July 23, 1992, sponsored and paid by INTA-AIVN and ProMadrid to participate on an International Advisory Panel. (Resolution No. 111-92)
- (d) Authorizing a Letter Agreement to provide the services of an employee in connection with the Agency's Administration of the Mayor's Office of Special Projects. (Resolution No. 112-92)

Action taken: _____

OVER

REGULAR AGENDA

- (e) Commending and expressing appreciation to Dino Di Donato for his services to the South of Market Community in the City and County of San Francisco. (Resolution No. 113-92)

Action taken: _____

- (f) Authorizing the Agency to request an Amendment to its Fiscal Year 1992-1993 Budget to permit the expenditure of \$450,000 for the rehabilitation of the Center for African and African American Art and Culture located at 762 Fulton Street and to request an increase in the Agency's Annual Tax Allocation of \$45,000; Western Addition A-2. (Resolution No. 114-92)

Action taken: _____

- (g) Authorizing an Architectural Agreement for \$3,030,000 with LDA Architects for Architectural Services for the Buildings on Central Block Three; Yerba Buena Center. (Resolution No. 115-92)

Action taken: _____

- (h) Authorizing a Landscape Architectural Agreement for \$1,200,000 with M. Paul Friedberg and Partners for landscape architectural services for the Children's Garden on Central Block Three; Yerba Buena Center. (Resolution No. 116-92)

Action taken: _____

- (i) Authorizing a Twelfth Amendment to the restated and amended Disposition and Development Agreement ("DDA") between the Redevelopment Agency of the City and County of San Francisco ("Agency") and Yerba Buena Gardens, L.P. ("Developer"), which (I) amends and restates the Central Block 1 Retail Lease and (II) makes certain technical changes in the DDA which do not materially affect the rights and obligations of the Agency; Yerba Buena Center Approved Redevelopment Project Area D-1). (Resolution No. 117-92)

Action taken: _____

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 7:30 P.M.

- (j) Workshop on Minority Participation in legal services.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Parcel C-1, northwest corner of Steuart and Folsom Streets, Rincon Point-South Beach with Caltrans; (ii) Pier 42 Bulkhead Building in Rincon Point-South Beach with Hamrol Properties.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 30, 1992
4:00 P.M.

DEPOSITORY LIBRARY
DOCUMENTS DEPT.

JUN 24 1992

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Approving a Grant and Regulatory Agreement with Housing for Independent People in the amount of \$1,161,181 for 820 O'Farrell Street, as part of the Citywide Tax Increment Housing Program.
- 2) Increasing Grant amount of Hospice By The Bay in the amount of \$340,000 for 141 Leland Avenue, as part of the Citywide Tax Increment Housing Program.
- 3) Approving a Grant and Regulatory Agreement with Progress Foundation in the amount of \$350,000 for 212-214 Ashbury Street, as part of the Citywide Tax Increment Housing Program.
- 4) Approving a Grant and Regulatory Agreement with Traveler's Aid in the amount of \$725,000 for 111 Page Street, as part of the Citywide Tax Increment Housing Program.
- 5) Approving a Grant and Regulatory Agreement with Swords to Ploughshares in the amount of \$296,780 for 27-42 DeMontfort Street, as part of the Citywide Tax Increment Housing Program.
- 6) Approving a Grant and Regulatory Agreement with Curas in the amount of \$311,655 for 3678 18th Street, as part of the Citywide Tax Increment Housing Program.
- 7) Authorizing Exclusive Negotiations with Hamrol Properties for the purchase of the Pier 42 Bulkhead Building and the sublease of a portion of Pier 40; Rincon Point-South Beach.
- 8) Authorizing a Letter Agreement in an amount not to exceed \$72,000 with the City and County of San Francisco, Department of Public Works, for building inspection services for the period July 1, 1992 to June 30, 1993; All Redevelopment Project Areas and certain housing sites outside any Redevelopment Project Areas.
- 9) Authorizing execution of a Predevelopment Grant Agreement with Catholic Charities of the Archdiocese of San Francisco for an amount not to exceed \$75,000 for the development of 1101 Howard Street, as part of the Citywide Tax Increment Housing Program.
- 10) Authorizing execution of the Predevelopment Grant Agreement with the Shanti Project for an amount not to exceed \$75,000 for the development of 1549 Market Street, as part of the Citywide Tax Increment Housing Program.
- 11) Authorization to create a reserve for the CB-3 Child Care Center; Yerba Buena Center.

- 12) Approving a budget amendment for the Center for the Arts; Yerba Buena Center.
- 13) Approval of a Request for Proposals for a Salary and Classification Study.

Prepared and mailed June 23, 1992

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 30, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DEPOSITORY ITEM
DOCUMENTS DEPT.
JUN 29 1992
SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Letter Agreement in an amount not to exceed \$72,000 with the City and County of San Francisco Department of Public Works, for Building Inspection Services for the period from July 1, 1992 to June 30, 1993; All Approved Redevelopment Project Areas and certain Housing Sites outside any redevelopment project areas. (Resolution No. 118-92)
- (b) Authorizing continuing exclusive negotiations with the San Francisco Housing Development Corporation for the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution 119-92)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Grant and Regulatory Agreement with Housing for Independent People for an amount not to exceed \$1,161,181 for rehabilitation of 820 O'Farrell Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 120-92)

Action taken: _____

- (d) Authorizing a Loan Agreement not to exceed \$303,500, with Hospice By The Bay, for development of property located at 141 Leland Avenue, as part of the Citywide Tax Increment Housing Program. (Resolution No. 121-92)

Action taken: _____

- (e) Authorizing a Grant and Regulatory Agreement with Progress Foundation for an amount not to exceed \$370,000 for rehabilitation of 212-214 Ashbury Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 122-92)

Action taken: _____

- (f) Authorizing a Grant and Regulatory Agreement with Travelers Aid Society of San Francisco for an amount not to exceed \$725,000 for rehabilitation of 111 Page Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 123-92)

Action taken: _____

- (g) Authorizing a Grant and Regulatory Agreement with Swords To Plowshares for an amount not to exceed \$424,380 for rehabilitation of 27 and 42 DeMontfort Avenue, as part of the Citywide Tax Increment Housing Program. (Resolution No. 124-92)

Action taken: _____

- (h) Authorizing a Grant and Regulatory Agreement with Curas for an amount not to exceed \$299,988 for rehabilitation of 3503-5 23rd Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 125-92)

Action taken: _____

- (i) Authorizing a Predevelopment Grant Agreement not to exceed \$75,000 with Catholic Charities of the Archdiocese of San Francisco for the development of property located at the southwest corner of 7th and Howard Streets, as part of the Citywide Tax Increment Housing Program. (Resolution No. 126-92)

Action taken: _____

- (j) Authorizing a Predevelopment Grant Agreement not to exceed \$75,000 with the Shanti Project for development of property located at 1594 Market Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 127-92)

Action taken: _____

- (k) Approving a budget amendment for the Center for the Arts; Yerba Buena Center. (Resolution 128-92)

Action taken: _____

- (l) Authorization to create a reserve for the CB-3 Childcare Center; Yerba Buena Center. (Resolution No. 129-92)

Action taken: _____

- (m) Approving a Request for Proposals for a salary and classification study.
(Resolution No. 130-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 7, 1992

4:00 P.M.

AGENDA

DOCUMENTS DEPT.

JUL 7 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes, June 9, 1992. Closed Sessions, June 2 & June 23, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing the expenditure of \$99,718 as mortgage assistance for low-and moderate-income buyers of affordable units at the City View Development, on the northerly corner of Newcomb Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 140-92)

Action taken: _____

- (b) Authorizing the Agency General Counsel to travel to New York City, New York, on July 7, 1992 to collect a Letter of Credit in the amount of \$4.4 Million in connection with the Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 141-92).

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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4/92

Agenda

CALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY

OF SAN FRANCISCO

THE PRESIDENT OF THE AGENCY HAS CALLED AND NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held on the Second Floor, Legislative Chambers of City Hall, San Francisco, California at 2:00 p.m. on the 14th day of July, 1992, for the purpose of holding a joint meeting with the Board of Supervisors' Economic & Social Policy Committee of the City and County of San Francisco for a hearing (1) to consider how the Redevelopment Agency plans to distribute \$5 million allocated for Economic Development; and (2) to consider the African American Economic Empowerment Task Force recommendations for the \$3.2 million in Economic Development Funds.

by order of the President

Estelle Crawford
Estelle Crawford

Acting Agency Secretary

DOCUMENTS DEPT.

JUL 13 1992

SAN FRANCISCO
PUBLIC LIBRARY

Date: July 10. 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 14, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

-) Authorizing a Third Amendment, which increases the amount payable by \$650,000, under the construction management contract with Turner Construction Company; Yerba Buena Center.
-) Authorizing a Fourth Amendment to the Agreement for Professional Services with Environmental Science Associates, to increase the contract amount by \$26,000 in connection with the preparation of a subsequent environmental impact report for Yerba Buena Center.
-) Authorizing a Personal Services Contract with Wes Willoughby in an amount not to exceed \$42,000 for the period July 1, 1992 through June 30, 1993.
-) Authorizing the expenditure of \$50,600 and \$55,600 for the second and third years, respectively of financial auditing services under a three year Personal Services Contract with firms of KPMG Peat Marwick and Williams Adley & Co.
-) Authorizing the issuance of a Request for Qualifications to prospective developers for development of the parcel located at the northeast corner of Fourth and Harrison Streets and approving advertising expenses in connection with the offering of the parcel; Yerba Buena Center.
-) Authorizing Agency participation in the California Energy Commissions' Energy Partnership Program, Central Block Three; Yerba Buena Center.
-) Presentation of Controller's Audit Findings.

DOCUMENTS DEPT.

JUL 09 1992

SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed July 6, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 14, 1992

4:00 P.M.

AGENDA

DOCUMENTS DEPT.

JUL 13 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUL 13 1992

SAN FRANCISCO
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the expenditure of \$106,200 for the second and third year of services under a three year Personal Services Contract for audit of the Agency's financial records, with KPMG Peat Marwick and its Joint Venture Partner Williams Adley & Company. (Resolution No. 143-92)
- (b) Authorizing a Personal Services Contract with Wes Willoughby in an amount not to exceed \$42,000 for the period July 1, 1992 through June 30, 1993. (Resolution No. 144-92)
- (c) Authorizing Agency participation in the California Energy Commission's Energy Partnership Program; Yerba Buena Center. (Resolution No. 145-92)

Action taken: _____

REGULAR AGENDA

- (d) Presentation of Controllers' Audit Findings.

OVER

- (e) Authorizing a Third Amendment, which increases the amount payable by \$775,000, under the Construction Management Contract with Turner Construction Company; Yerba Buena Center. (Resolution No. 146-92)

Action taken: _____

- (f) Authorizing the issuance of a Request for Qualifications to prospective developers to develop the parcel located at the northeasterly corner of Fourth and Harrison Streets, and approving advertising expenses in connection with the offering of the parcel; Yerba Buena Center. (Resolution No. 147-92)

Action taken: _____

- (g) Authorizing an amendment to the Regulatory and Grant Agreement with Indochinese Housing Corporation to increase the grant amount by \$75,000 for relocation expenses associated with rehabilitation of 375 Eddy Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 148-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Stewart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 21, 1992
4:00 P.M.

DOCUMENTS DEPT.

JUL 17 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, June 23 and July 7, 1992
3. Report of the President
4. Report of the Executive Director: Affirmative Action Report on Yerba Buena Center
5. Matters of Unfinished Business
 - (a) Authorizing a Third Amendment, which increases the amount payable by \$775,000, under the Construction Management Contract with Turner Contruction Company; Yerba Buena Center. (Resolution No. 146-92)

Action taken: _____

6. Matters of New Business

REGULAR AGENDA

- (a) Approving a revised Records Management Program. (Resolution No. 149-92)

Action taken: _____

- (b) Authorizing a Fifth Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment develpment services in an amount not to exceed \$266,000 for the period August 1, 1992 through July 31, 1993; Western Addition A-1 and A-2. (Resolution No. 150-92)

Action taken: _____

- (c) Authorizing a Third Amendment to the Personal Services Contract with the Young Community Developers, Inc. to provide employment development assistance in the amount not to exceed \$200,000 for the period August 1, 1992 through July 31, 1993; Hunters Point/India Basin. (Resolution No. 151-92)

Action taken: _____

- (d) Authorizing a Third Amendment to the Personal Services Contract with Mission Hiring Hall, Inc. to provide employment development assistance services in an amount not to exceed \$220,000 for the period August 1, 1992 through July 31, 1993; South of Market, Yerba Buena Center. (Resolution No. 152-92)

Action taken: _____

- (e) Authorizing a First Amendment to the Contract with the South of Market Foundation in an amount not to exceed \$150,000; South of Market. (Resolution No. 153-92)

Action taken: _____

- (f) Authorizing a Third Amendment to the Personal Services Contract with the Urban Economic Development Corporation for technical assistance services in an amount not to exceed \$170,000 for the period August 1, 1992 through July 31, 1993; Western Addition A-1 and A-2, India Basin and Hunters Point. (Resolution No. 154-92)

Action taken: _____

- (g) Authorizing a Personal Services Contract with the San Francisco Renaissance for technical services in an amount not to exceed \$25,000 for the period August 1, 1992 through July 31, 1993; Western Addition A-1 and A-2, India Basin and Hunters Point. (Resolution No. 155-92)

Action taken: _____

- (h) Authorizing a Personal Services Contract with the Women's Initiative for Self Employment for technical assistance services in an amount not to exceed \$40,000 for the period August 1, 1992 through July 31, 1993; Western Addition A-1 and A-2, India Basin and Hunters Point. (Resolution No. 156-92)

Action taken: _____

- (i) Workshop to review Catholic Charities of the Archdiocese of San Francisco's schematic drawings for the development of family rental units at 1028 Howard street; South of Market.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southwest corner of Whitney Young Circle and Hudson Avenue, Hunters Point, with Summit Partners; (ii) southwest corner of Newcomb and LaSalle Avenues, Hunters Point, with Las Villas Partnership.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

72
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 28, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

-) Authorizing a fourth Amendment to the Agreement for professional services with Environmental Science Associates, to increase the contract amount by \$26,000 in connection with the preparation of a subsequent Environment Impact Report for Yerba Buena Center.
-) Approving a consultant contract for Strategic Planning Services.
-) Report on the South of Market Strategic Plan by TODCO.
-) Executive Director's Report: Letter Agreement with the San Francisco Civil Service Commission Classification Unit.

DOCUMENTS DEPT.

JUL 23 1992

SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed July 23, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 28, 1992
4:00 P.M.

DOCUMENTS DEPT.

JUL 24 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director: Letter Agreement with the San Francisco Civil Service Commission Classification Unit.
5. Matters of Unfinished Business
6. Matters of New Business

REGULAR AGENDA

- (a) Authorizing a fourth Amendment to the Agreement for professional services which increases the amount by \$26,000, with Environmental Science Associates, Inc., in connection with the preparation of the Environmental Impact Report; Yerba Buena Center. (Resolution No. 157-92)

Action taken: _____

- (b) Authorizing continuing Exclusive Negotiations with the Housing Conservation and Development Corporation for the development of the Hunters Point School Site located on the southeast corner of Ingalls Street and Kiska Road in and adjacent to the Hunters Point Project Area; Hunters Point. (Resolution No. 158-92)

Action taken: _____

- (c) Report by TODCO on an "Alternative Future for South of Market".

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

72
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
3RD FLOOR COMMISSION BOARD ROOM

DATE: AUGUST 4, 1992
4:00 P.M.

DOCUMENTS DEPT.

JUL 31 1992

TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR AUGUST 4, 1992, WILL NOT BE HELD.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON AUGUST 11, 1992, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

Prepared and mailed July 28, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 11, 1992
4:30 P.M.

AGENDA

PLEASE NOTE MEETING WILL START AT 4:30 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, June 30, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.
AUG 10 1992
SAN FRANCISCO
PUBLIC LIBRARY

THIS ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.

- (a) Authorizing a first Amendment to the Contract with the South of Market Foundation, in an amount not to exceed \$150,000; South of Market. (Resolution No. 153-92)

Action taken: _____

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorization to advertise a Contract for the demolition and site clearance of the building at the southeast corner of 7th and Natoma Streets; South of Market. (Resolution No. 159-92)
- (b) Conditionally awarding and authorizing Demolition and Site Clearance Contract No. RP-2 (Pier 42 Bulkhead Building) with Cleveland Wrecking Company, in an amount not to exceed \$29,200; Rincon Point-South Beach. (Resolution No. 160-92)
- (c) Authorizing a five year lease of Suite 212, 1426 Fillmore Street, at no cost to the Agency, to provide office space for business incubator and related businesses as satisfaction of a condition of approval of parking variance for Western Commercial Partnership II; Western Addition A-2. (Resolution No. 161-92)

OVER

- (d) Authorization to enter into negotiations with the California Historical Society, regarding a Contingent Option Plan for the Jessie Hotel portion of the site located at the northeast corner of Third and Mission Streets; Yerba Buena Center Area D-1. (Resolution No. 162-92)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing an agreement to negotiate exclusively with The GAP, Inc., for the acquisition and development of Site C-1, located in the block bounded by Steuart, Folsom and Spear Streets and the right of way of the recently removed Embarcadero Freeway; Rincon Point-South Beach. (Resolution No. 163-92)

Action taken: _____

- (f) Commending and expressing appreciation to Haig G. Mardikian for his outstanding eleven years of service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 164-92)

Action taken: _____

- (g) Authorizing an expenditure of funds in an amount not to exceed \$2,550,000 for the acquisition for property located at 980 Howard Street; South of Market. (Resolution No. 165-92)

Action taken: _____

- (h) Authorizing an amendment to a Loan Agreement in the amount of \$1,644,148 and an amendment to a Predevelopment Loan Agreement in the amount of \$1,103,000 with Mission Housing Development Corporation, for the development of 464-480 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 166-92)

Action taken: _____

THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:30 P.M.

- (i) Presentation of the current design options for the Central Embarcadero Project - Freeway Replacement/Plaza.
- (j) Authorizing the Allocation of \$240,000 for the 24th Street Small Business Loan Program. (Resolution No. 167-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: ~~August~~ ¹¹¹¹ August 18, 1992
DOCUMENTS DEPT. 4:00 P.M.

AUG 13 1992

TENTATIVE AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance of the Agreement for Disposition of Land with GP/TODCO, for the purchase and development of the parcel located on the southeast corner of Sixth and Tehama Streets; South of Market.
- 2) Authorizing a predevelopment loan for an amount not to exceed \$75,000 to Mission Housing Development Corporation for the development of 1290-1294 Potrero Avenue, as part of the Citywide Tax Increment Housing Program.
- 3) Commending Rafael B. Liberato on the occasion of his retirement from the San Francisco Redevelopment Agency.
- 4) Authorizing a reduction of \$496,000 from the Center for the Arts 1991-92 Budget and authorizing an increase in the Sumitomo Construction Contract by \$280,000 through the change order process, and authorizing the use of the remainder of funds for developing and implementing a furnishings, fixtures and equipment program for the Theatre and Visual Arts Building; Yerba Buena Center.
- 5) Authorizing an expenditure of \$2.5 million for the purchase of furnishings, fixtures and equipment for the Theatre and Visual Arts Buildings; Yerba Buena Center.
- 6) Authorizing bidding of the East Garden and expenditures not to exceed \$25,000 in connection therewith; Yerba Buena Center.
- 7) Authorizing Underwriters for the Glenridge Development.
- 8) Authorization to issue Refunding Bonds in the amount of \$46,405,000, South Beach Marina Apartments; Rincon Point-South Beach.
- 9) Authorizing a Delivery Service Contract.
- 10) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.

Prepared and mailed August 12, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 18, 1992
4:00 P.M.

DOCUMENTS DEPT.

AUG 14 1992

SAN FRANCISCO
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ÁGÉND A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, July 14 and 21, 1992
Closed Sessions, June 30, July 7, 14 & 21, 1992
Special Meeting, July 14, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business "
6. Matters of New Business
 - (a) Commending and expressing appreciation to Rafael B. Liberato for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 168-92)

Action taken: _____
 - (b) Authorizing a Third Amendatory Agreement which revises the Schedule of Performance of the Agreement for Disposition of Land with GP/TODCO, for the purchase and development of the parcel located on the southeast corner of Sixth and Tehama Streets; South of Market.
(Resolution No. 169-92)

Action taken: _____
 - (c) Authorizing a Predevelopment loan for an amount not to exceed \$75,000 to Mission Housing Development Corporation, for the development of 1290-1294 Potrero Avenue, as part of the Citywide Tax Increment Housing Program.
(Resolution No. 170-92)

Action taken: _____
 - (d) Authorizing the selection of Underwriters for the Issuance of Multifamily Mortgage Revenue Bonds for Glenridge Apartments.
(Resolution No. 171-92)

Action taken: _____

OVER

- Action taken: _____

- Action taken: _____

- Action taken: _____

- Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Central Block 1 in the Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.
11. Adjournment

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 25, 1992

4:00 P.M.

DOCUMENTS DEPT.

AUG 21 1992

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Election of Vice President.
- 2) Authorizing an Amendment to the Land Disposition Agreement with David Mischel and Maggie O'Connell Mischel for the rehabilitation of the property located at 1689 Sutter Street; Western Addition A-2.
- 3) Authorizing a Predevelopment Grant for an amount not to exceed \$33,770 to Golden Vista Residents Association in relation to the acquisition and rehabilitation of Vista Del Monte Apartments, located at Goldmine Drive and Diamond Heights Boulevard.
- 4) Authorizing a contract with Capital Partnership, Inc. in an amount not to exceed \$107,900 to provide Strategic Planning Services.
- 5) Authorizing a Predevelopment Loan in an amount of \$75,000 to Asian Neighborhood Design for the new construction of housing at 535 Ellis Street; Citywide Housing Program.
- 6) Authorizing a First Amendment to the lease for Suite 212, 1426 Fillmore Street with Western Commercial Partnership II to provide for additional tenant improvements; Western Addition A-2.
- 7) Discussions on Affirmative Action with McCutchen, Doyle, Brown & Enersen.

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Prepared and mailed August 20, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 25, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

AUG 21 1992

SAN FRANCISCO
PUBLIC LIBRARY

- (a) Election of Vice President.

Action taken: _____

- (b) Authorizing a First Amendment to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with David Mischel and Maggie O'Connell Mischel in connection with the rehabilitation of 1689 Sutter Street; Western Addition A-2. (Resolution No. 176-92)

Action taken: _____

- (c) Authorizing a Predevelopment Grant for an amount not to exceed \$33,770 to Golden Vista Residents Association in relation to the acquisition and rehabilitation of Vista Del Monte Apartments, located at Goldmine Drive and Diamond Heights Boulevard in San Francisco. (Resolution No. 177-92)

Action taken: _____

- (d) Authorizing a Predevelopment Loan Agreement with Asian Neighborhood Design for an amount not to exceed \$75,000 for Preconstruction Costs associated with the development of 38 units of Family Rental Housing at 555 Ellis Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 178-92)

Action taken: _____

/Over

- (e) Authorizing a contract with Capital Partnership, Inc. in an amount not to exceed \$107,900 to provide Strategic Planning Services. (Resolution No. 179-92)

Action taken: _____

- (f) Discussions on Affirmative Action with McCutchen, Doyle, Brown & Enersen.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session matters
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

35
3
92
GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
3RD FLOOR COMMISSION BOARD ROOM

DATE: September 1, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

-) Amending Resolution No. 161-92 adopted August 11, 1992, regarding a five year lease by the Agency of Suite 212, 1426 Fillmore Street, by authorizing the payment to Western Commercial Partnership II of up to \$13,000 for additional tenant improvements required by the Agency; Western Addition A-2.
-) Authorizing change orders to the Sumitomo Contract in the amount of \$720,000 to implement a portion of the furnishings, fixtures and equipment program for the Visual Arts and Theatre buildings; Yerba Buena Center.
-) Authorizing the extension of a funding commitment for an amount not to exceed \$2,100,000 to GP/TODCO, for the development of 241 Sixth Street; South of Market.

DOCUMENTS DEPT.

AUG 31 1992

SAN FRANCISCO

Prepared and mailed August 26, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 1, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

SEP 8 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting of July 28, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business
 - (a) Amending Resolution No. 161-92 adopted August 11, 1992 regarding a five year lease by the Agency of Suite 212, 1426 Fillmore Street, by authorizing payment to Western Commercial Partnership II of up to \$13,000 for additional tenant improvements required by the Agency; Western Addition A-2. (Resolution No. 180-92)
Action taken: _____
 - (b) Authorizing the extension of a \$2.1 million funding commitment with GP/TODCO for the development of 241 Sixth Street, located at the southeasterly corner of Sixth and Tehama Streets; South of Market. (Resolution No. 181-92)
Action taken: _____
7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

/Over

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK; (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and the entity the Agency may negotiate with are: northeast corner of Fourth and Harrison Streets in Yerba Buena Center with the Mexican Museum.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
3RD FLOOR COMMISSION BOARD ROOM

DATE: September 8, 1992
4:00 P.M.

DOCUMENTS DEPT.

TENTATIVE AGENDA

SEP 8 1992

SAN FRANCISCO

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

-) Authorizing expenditure of funds for furnishings, fixtures and equipment for the Cultural Buildings: change orders to the Sumitomo Contract in the amount up to \$720,000 and transfer of \$98,700 to the Center for the Arts to implement the program for the Visual Arts and Theatre Buildings; Yerba Buena Center.
-) Authorizing exclusive negotiations with a joint venture composed of Masami Dobashi and Glen Matsui for development of six residential condominiums on the parcel located at the northeast corner of Sutter and Laguna Streets; Western Addition A-2.
-) Authorizing the Executive Director to travel to Los Angeles, California October 21 - 25, 1992, to attend the Urban Land Institute (ULI) fall meeting.
-) Public Hearing and authorizing a second amendment to the Agreement for Disposition of Land for development with Baker Places, Inc., which will permit a Change of Use for 1249-51 Scott Street; Western Addition A-2.
-) Authorizing Redevelopment Agency funds for a professional services contract between the Mayor's Office of Housing and the San Francisco Housing Development Corporation, in the amount of \$210,000.
-) Workshop on Housing Affordability.
-) Workshop on the Draft Comprehensive Housing Affordability Strategy for the City and County of San Francisco for 1993.
-) Authorizing an exchange of \$500,000 Agency CDBG Program income for \$500,000 Agency discretionary funds for the Chinatown Economic Development Program.

Prepared and mailed September 1, 1992

35
5
1/12

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 8, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

SEP 4 1992

SAN FRANCISCO
PUBLIC LIBRARY

- (a) Amending Resolution No. 161-92 adopted August 11, 1992, regarding a five year lease by the Agency of Suite 212, 1426 Fillmore Street, by authorizing payment to Western Commercial Partnership II of up to \$13,000 for additional tenant improvements required by the Agency; Western Addition A-2. (Resolution No. 180-92) (STAFF RECOMMENDS THIS ITEM BE CONTINUED)

Action taken: _____

6. Matters of New Business

- (a) Public Hearing to hear all persons interested in the second amendment to the LDA with Hannibal A. and Betty Gene Williams and the consideration of the proposal by Baker Places, Inc., in connection with the property at 1249-51 Scott Street; Western Addition A-2

Authorizing a second amendment to the Agreement for Disposition of Land for rehabilitation with Baker Places, Inc., proposed successor to John V. Berman Jr., with respect to 1249-51 Scott Street; Western Addition A-2. (Resolution No. 182-92)

Action taken: _____

- (b) Authorizing the Redevelopment Agency of the City and County of San Francisco to provide funding for a Contract for Services between the Mayor's Office of Housing and the San Francisco Housing Development Corporation for an amount not to exceed \$210,000. (Resolution No. 183-92)

Action taken: _____

- (c) Authorizing expenditure of the funds for furnishings, fixtures and equipment (FF&E) for the Cultural Buildings; change orders to the Sumitomo Contract in the amount up to \$720,000; transfer of \$98,700 to the Center for the Arts to implement architectural services; the bid package up to \$2,070,000; and direct purchases in an amount up to \$104,000 for the FF&E Program for the Visual Arts and Theatre Buildings; Yerba Buena Center. (Resolution No. 184-92)

Action taken: _____

- (d) Authorizing the Executive Director to travel to Los Angeles, California, October 21 - 25, 1992, to attend the Urban Land Institute (ULI) fall meeting. (Resolution No. 185-92)

Action taken: _____

- (e) Workshop on Housing Affordability.
- (f) Workshop on the Draft Comprehensive Housing Affordability Strategy for the City and County of San Francisco for 1993.
- (g) Authorizing an exchange of \$500,000 of Agency Program income for \$500,000 of other Agency funds for the Chinatown Economic Development Program. (Resolution No. 186-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southwest corner of Webster between Geary and O'Farrell, Western Addition A-2 with Western Commercial Partnership I; (ii) Central Block 1 in Yerba Buena Center with Yerba Buena Gardens, L.P.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 15, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

SEP 11 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, August 11, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

THIS ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.

- (a) Workshop on Housing Affordability. (Continued from meeting of September 8, 1992.)

6. Matters of New Business

- (a) Authorizing a mutual release and an Option Agreement between the Agency and Yerba Buena Center Gardens, L.P., to acquire the Central Block One Office parcel; Yerba Buena Center. (Resolution No. 188-92)

Action taken: _____

- (b) Authorizing an expenditure of \$25,000 to the Yerba Buena Gardens' Marketing Alliance for marketing services for the project; Yerba Buena Center. (Resolution No. 189-92)

Action taken: _____

- (c) Authorizing exclusive negotiations with a partnership to be formed and composed of Masami Dobashi and Glenn Matsui, for the purchase of the parcel located at the northeast corner of Sutter and Laguna Streets, for the development of six residential condominiums; Western Addition A-2. (Resolution No. 190-92)

Action taken: _____

- (d) Authorizing a predevelopment loan for an amount not to exceed \$57,095 to Asian, Inc., for predevelopment expenses related to the development of Sixth and Minna Streets; South of Market. (Resolution No. 191-92)

Action taken: _____

OVER

- (e) Authorizing a predevelopment loan for an amount not to exceed \$58,000 to Housing for Independent People for expenses related to the acquisition and rehabilitation of 820 O'Farrell Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 192-92)

Action taken: _____

- (f) Authorizing the Redevelopment Agency to apply, accept and expend funds from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons With AIDS (HOPWA) Program. (Resolution No. 193-92)

Action taken: _____

THIS ITEM WILL NOT BE HEARD BEFORE 5:30 P.M.

- (g) Waterfront Land Use Plan - Presentation or the Preliminary Water Dependent Industries Preferred Plan (Phase I) - Port Staff.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwest corner of Eighth and Fulton with Integon Corp.; (ii) Hunters Point Naval Shipyard with the United States Navy; (iii) southwest corner of Webster between Geary and O'Farrell, Western Addition A-2 with Western Commercial Partnership I. (b) Pursuant to Government Code Section 54956.9 (a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 22, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

SEP 18 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, August 18, 25; September 1, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing continuing exclusive negotiations with the San Francisco Housing Development Corporation, for the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 194-92)
- (b) Authorizing an eighth amendment to the Personal Services Contract HM/WC-1 with Harding Lawson Associates, which increases the contract by an amount not to exceed \$60,000 for hazardous materials and waste consultation services; All Project areas and other designated sites. (Resolution No. 195-92)
- (c) Amending Resolution No. 161-92 adopted August 11, 1992, regarding a five year lease with Western Commercial Partnership II for office space in 1426 Fillmore Street, by authorizing the changing of suites in the lease; Western Addition A-2. (Resolution No. 196-92)
- (d) Authorizing a revision in the repayment terms of a loan with Catholic Charities of the Archdiocese of San Francisco relating to the development of affordable housing at 16th and Church Streets. (Resolution No. 197-92)

Action taken: _____

OVER

REGULAR AGENDA

- (e) Workshop on the Draft Comprehensive Housing Affordability Strategy for the City and County of San Francisco, for 1993.
 - (f) Workshop and developer presentation of the proposed Oriental Warehouse condominium development; Rincon Point-South Beach.
- 7. Matters not appearing on Agenda
 - 8. Commissioners' Questions and Matters
 - 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 10. Closed Session: (A) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwest corner of Brannan and First Streets, Rincon Point-South Beach with Reliance Development Group; (ii) northwest corner of Eight and Fulton with Integon Corp.; (iii) 1028 Howard Street, South of Market, with 1028 Howard Street Associates; (iv) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with Caltrans. (B) Pursuant to Government Code Section 54956.9 (a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK.
 - 11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 29, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

SEP 28 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; August 18, 25 and September 1, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

Public Hearing to hear all persons interested in a combined OPA and LDA with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc., in connection with the property on the corner of First and Brannan Streets; Rincon Point-South Beach

- (a) Authorizing a combined Agreement for Disposition of Land for development and Owner Participation Agreement with Oriental Warehouse Associates and Reliance Oriental Warehouse, Inc., for the development of property located on the block bounded by Brannan, First, Colin P. Kelly Jr. Streets and the Embarcadero; Rincon Point-South Beach. (Resolution No. 198-92)

Action taken: _____

- (b) Amending the Economic Development Implementation Program and authorizing the expenditure of \$10,000 for the reproduction of "Black Presence in San Francisco in the 19th Century" by the African-American Historical and Cultural Society. (Resolution No. 199-82)

Action taken: _____

- (c) Requesting the Board of Supervisors of the City and County of San Francisco to amend the South of Market survey area to add real property to said survey area; South of Market. (Resolution No. 200-92)

Action taken: _____

OVER

- (d) Authorizing the issuance, sale and delivery of mortgage revenue refunding bonds, Series 1992A (FHA insured mortgage loans -- Section 8 assisted projects) in the aggregate principal amount of \$13,020,000 and taxable mortgage revenue refunding bonds, Series 1992B (FHA insured mortgage loans -- Section 8 assisted projects) in the aggregate principal amount of \$645,000 (Mercy Terrace and Mariposa Gardens Apartments). (Resolution No. 201-92).

Action taken: _____

- (e) Approving a Personal Services Contract with Shannon Associates in an amount not to exceed \$39,000 for a Salary and Classification Study. (Resolution No. 202-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Hunters Point Naval Shipyard with the United States Navy.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

72
70 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 13, 1992
DOCUMENTS DEPT. 4:00 P.M.

OCT 08 1992

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing a one-time waiver of Section IV.D of the Agency's Personnel Policy to allow reinstatement of sick leave lost in 1982 by Joseph Lejarza for retirement service credit purposes.
- 2) Authorization to exercise the Agency's repurchase option with respect to 1949 O'Farrell Street and to expend funds to purchase the unit and pay homeowner's association dues; Affordable Condominium Program; Western Addition A-2.
- 3) Commending and expressing appreciation to Joseph Lejarza for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.
- 4) Authorizing placement of Marina Operator's Liability and Property Insurance for the South Beach Harbor, effective October 18, 1992.
- 5) Workshop on progress of schematic design for Central Block Three; Yerba Buena Center.
- 6) Authorizing the selection of three artists to serve on the design team for Central Block 3; Yerba Buena Center.
- 7) Report on the Center for the Arts (CFA) 1993-94 Budget and authorizing modification of the CFA budget line items; Yerba Buena Center.
- 8) Consideration of Agency participation on the Operating Board, Center for the Arts; Yerba Buena Center.
- 9) Approving the selection process, cafe operator-leasees, Yerba Buena Gardens; Yerba Buena Center.
- 10) Authorizing a contract in the amount of \$1,236,000 with Stolte, a division of Green International, for construction of the East Garden; Yerba Buena Center.
- 11) Authorizing an Owner Participation Agreement with Christ Bearers Church, located at the southwest corner of O'Farrell and Divisadero Streets; Western Addition A-2.
- 12) Authorizing the assignment of all Agency commitments to Catholic Charities of the Archdiocese of San Francisco for the 1028 Howard Street and 1101 Howard Street projects to 1028 Howard Street Associates and 1101 Howard Street Associates, respectively; as part of the 1991-92 Citywide Tax Increment Housing Program.

OVER

- 13) Authorizing a Predevelopment Loan, not to exceed \$50,000, with Mercy Housing, Inc. for the development of property located at the southwest corner of 7th and Howard Streets (1101 Howard Street), as part of the 1992-93 Tax Increment Housing Program.
- 14) Authorizing a regulatory and grant or loan agreement in the amount of \$326,000 for the purchase of an existing indebtedness and rehabilitation of 217 Eddy Street Franciscan Towers, as part of the Citywide Tax Increment Housing Program.
- 15) Authorizing a loan agreement with Asian Neighborhood design for an amount not to exceed \$2,400,000 for costs associated with the development of 38 units of family rental housing at 555 Ellis Street as part of the Citywide Tax Increment Housing Program.
- 16) Closed Sessions: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (a) Real property negotiations with Asian, Inc., regarding Six and Minna Streets; South of Market. (B) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK.

Prepared and mailed October 6, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 13, 1992
4:00 P.M.

DOCUMENTS DEPT.

OCT 09 1992

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, Sept. 8th and 15th, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Agency's repurchase option with respect to 1949 O'Farrell Street and to expend funds to purchase the unit and pay Homeowners' Association dues; Affordable Condominium Program; Western Addition A-2. (Resolution No. 203-92)
- (b) Authorizing an expenditure of funds for the purchase of insurance in an amount not to exceed \$46,753 for the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 204-92)
- (c) Approving a one-time waiver of Section IV.D. of the Agency's Personnel Policy to allow Joseph Lejarza to regain accrued sick leave lost during his layoff in 1982 for retirement service credit purposes only. (Resolution No. 205-92)
- (d) Authorizing the Assignment of all Agency commitments made to Catholic Charities of the Archdiocese of San Francisco for the 1028 Howard Street project to 1028 Howard Street Associates, as part of the Citywide Tax Increment Housing Program; (Resolution No. 206-92)

OVER

- (e) Authorizing the transfer of all Agency commitments made to Catholic Charities of the Archdiocese of San Francisco for the 1101 Howard Street Project to 1101 Howard Street Associates, as part of the Citywide tax increment housing program; (Resolution No. 207-92)

Action taken: _____

REGULAR AGENDA

- (f) Commending and expressing appreciation to Joseph Lejarza for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 208-92)

Action taken: _____

- (g) Workshop on progress of schematic design for Central Block Three; Yerba Buena Center.

- (h) Authorizing the selection of three artists to serve on the design team for Central Block Three; Yerba Buena Gardens. (Resolution No. 209-92)

Action taken: _____

- (i) Report on the Center for the Arts (CFA) 1993-94 Budget and authorizing modification of the CFA budget line items; Yerba Buena Center.

IT IS RECOMMENDED THIS ITEM BE CONTINUED

- (j) Consideration of Agency participation on the Operating Board, Center for the Arts; Yerba Buena Center.

Action taken: _____

- (k) Approving the selection process for Cafe Operator/Leasees; Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 210-92)

Action taken: _____

- (l) Authorizing award of a contract in the amount of \$1,236,000 with Stolte, a Division of Green International, for construction of the East Garden; Yerba Buena Center. (Resolution No. 211-92)

Action taken: _____

- (m) Authorizing an Owner Participation Agreement with Christ Bearers DBA Christ Bearers Choral Congregation and DBA Christ Bearers Church, for the rehabilitation of 1363 Divisadero Street, located at the southwest corner of Divisadero and O'Farrell Streets; Western Addition A-2. (Resolution No. 212-92)

Action taken: _____

- (n) Authorizing a Predevelopment Loan Agreement, not to exceed \$50,000, with 1101 Howard Street Associates, for the development of property located at 1101 Howard Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 213-92)

Action taken: _____

- (o) Authorizing a Loan Agreement in the amount of \$326,000 for the purchase of an existing indebtedness and rehabilitation of 217 Eddy Street, Franciscan Towers, as part of the Citywide Tax Increment Housing Program. (Resolution No. 214-92)

Action taken: _____

- (p) Authorizing a Loan Agreement with Asian Neighborhood Design for an amount not to exceed \$2,400,000 for costs associated with the Development of 38 units of Family Rental Housing at 555 Ellis Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 215-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) Sixth and Minna Streets; South of Market with Asian, Inc.; (ii) Hunters Point Naval Shipyard with the United States Navy. (b) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 20, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, September 22, 1992. Closed Sessions, August 25, September 1 and September 8, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

OCT 19 1992

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PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing extension of exclusive negotiations with the Mexican Museum for the purchase and development of a portion of the CB-1 Sports Club parcel, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 217-92)
- (b) Authorizing a third amendment to the Predevelopment Loan Agreement between the Agency and Bernal Heights Housing Corporation increasing the loan amount by \$12,000. (Resolution No. 218-92)
- (c) Approving the Agency's Revised Budget for 1992-93. (Resolution No. 219-92) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action taken: _____

REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in the proposed Hazardous Waste Management Plans for the sites located at 1028 Howard Street and 126 Sixth Street, 1009 Mission Street and 514 Minna Street; South of Market.

OVER

- (e) Authorizing an increase in the amount of a Predevelopment Grant with San Francisco Affordable Housing Preservation Association, Inc., a nonprofit corporation of the Glenridge Residents' Council, for an amount not to exceed \$58,500 to pay for a HUD 241(f) loan application fee relating to the acquisition of Glenridge Apartments, located at 9 Berkeley Way; Diamond Heights. (Resolution No. 220-92)

Action taken: _____

THE FOLLOWING ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.

- (f) Workshop on the Performance Appraisal System.
- (g) Authorizing the issuance of the request for proposals for the Community Development Investment Fund in the amount of \$720,000 and a Personal Services Contract for one staff position for the 24th Street Revitalization Committee in the amount of \$30,000. (Resolution No. 221-92)

Action taken: _____

- (h) Status Report of the Strategic Plan Steering Committee, Working Paper #1, Commissioner Kitahata, Chair. (Note: Public comment is scheduled for the October 27 Agency Meeting.)

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: OCTOBER 27, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

OCT 23 1992

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions; September 22 and September 29, 1992
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business
 - (a) Commending and expressing appreciation to Felicity Tan for her services upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 222-92)

Action taken: _____
 - (b) Public Hearing to hear all persons interested in a Development Ground Lease Agreement with 1028 Associates; South of Market

Authorizing a Development Ground Lease Agreement with 1028 Howard Street Associates, for the development of the property located at 1028 Howard Street, between Sixth and Seventh Streets; South of Market. (Resolution No. 223-92)

Action taken: _____
 - (c) Authorizing the expenditure of \$240,000 for the 24th Street Small Business Loan Program and authorizing the expenditure of \$40,000 for public space improvements to construct arches on 24th Street. (Resolution No. 224-92)

Action taken: _____
 - (d) Amending Resolution No. 161-92 adopted August 11, 1992, regarding a five year lease with Western Commercial Partnership II for office space in 1426 Fillmore Street, by authorizing up to \$13,000 for Tenant Improvements; rescinding Resolution No. 196-92 adopted September 22, 1992; Western Addition A-2. (Resolution No. 225-92)

Action taken: _____

OVER

(e) Workshop on Tenants and Owners Development Corporation (TODCO); South of Market Street.

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.9 (a) concerning pending litigation in regard to Fillmore Center Associates, U.S. Bankruptcy Court, Northern District of California, No. 91-3-4920-LK. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
3RD FLOOR COMMISSION BOARD ROOM

DATE: November 3, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

THE REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR NOVEMBER 3, 1992, WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON NOVEMBER 10, 1992, AT 4:00 P.M., 770 GOLDEN GATE AVENUE, 3RD FLOOR BOARD ROOM, SAN FRANCISCO, CALIFORNIA.

DOCUMENTS DEPT.

OCT 29 1992

SAN FRANCISCO
PUBLIC LIBRARY

Prepared and mailed October 26, 1992

35
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/4/92

CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

THE PRESIDENT OF THE AGENCY HAS CALLED AND NOTICE IS HEREBY
GIVEN that a Special Meeting of the Redevelopment Agency of the City and
County of San Francisco will be held in the Third Floor Commission Board
Room, 770 Golden Gate Avenue, San Francisco, California at 5:00 o'clock
p.m. on the 4th day of November 1992 for the purpose of transacting the
following items of business:

- (i) Authorizing the issuance of Redevelopment Agency of the
City and County of San Francisco Variable Rate Multifamily
Housing Refunding Revenue Bonds (Fillmore Center Project)
in an amount not to exceed \$120,000,000 and related actions;
Western Addition A-2.
- (ii) Closed Session pursuant to Government Code Section 54957 on
Personnel.

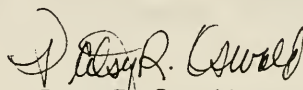
by order of the President

DOCUMENTS DEPT.

NOV 2 1992

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Dated: October 30, 1992


Patsy R. Oswald
Agency Secretary

SAN FRANCISCO REDEVELOPMENT AGENCY

70 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 10, 1992
4:00 P.M.

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

- 1) Authorizing the amendment of the Indenture of Trust and the Loan Origination and Servicing Agreement relating to the Redevelopment Agency of the City and County of San Francisco Multifamily Collateralized Housing Revenue Bonds (Cathedral Hill Plaza West Project) 1985 Issue C; Western Addition A-2.
- 2) Authorization to exercise the Agency's repurchase option with respect to 138 Jerrold Avenue, Morgan Heights Condominium Development; Hunters Point.
- 3) Approving a resolution of intent to set aside for a period of 12 months, any cash savings resulting from the Agency refunding of Mariposa Apartments for its potential acquisition by Mission Housing Development Corporation.
- 4) Approving the Agency's Revised Budget for 1992-93.
- 5) Authorization to enter into an agreement with Metropolitan Ministries for the use of Agency-owned land at the northeast corner of Divisadero and Ellis Streets, for Christmas tree sales; Western Addition A-2.
- 6) Authorizing a modification of the loan terms of an interim loan of \$1,900,000 and of a predevelopment loan of \$75,000 from the Agency to 201 Turk Street Limited Partners (Chinese Community Housing Corp. and A.F. Evans Co.) for the development of affordable housing at 201 Turk Street, Citywide Housing Program.
- 7) Authorizing initiation of the Staff Performance Appraisal System.

PLEASE NOTE:

REDEVELOPMENT AGENCY STRATEGIC PLAN

THE PUBLIC COMMENT REGARDING THE STRATEGIC PLANNING STEERING COMMITTEE'S WORKING PAPER #1 SCHEDULED FOR NOVEMBER 10 MEETING WILL BE RESCHEDULED AT A LATER DATE.

Prepared and mailed November 3, 1992

DOCUMENTS DEPT.

NOV 5 1992

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 10, 1992
4:00 P.M.

DOCUMENTS DEPT.

NOV 9 1992

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, September 29, 1992.
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorization to exercise the Agency's Repurchase Option with respect to 138 Jerrold Avenue, Morgan Heights Condominium Development; Hunters Point. (Resolution No. 227-92)
- (b) Authorizing and Agreement with Metropolitan Ministries permitting use of Agency-owned property at the northeast corner of Divisadero and Ellis Streets, for the sale of Christmas Trees; Western Addition A-2. (Resolution No. 228-92)
- (c) Authorizing initiation of a revised Performance Appraisal System. (Resolution No. 229-92)

Action taken: _____

REGULAR AGENDA

- (d) Authorizing amendment of the Indenture of Trust and the Loan Origination and Servicing Agreement relating to the Redevelopment Agency of the City and County of San Francisco Multifamily Collateralized Housing Revenue Bonds (Cathedral Hill Plaza West Project) 1985 Issue C; Western Addition A-2. (Resolution No. 230-92)

Action taken: _____

- (e) Authorizing a modification of the loan terms of an interim loan of \$1,999,000 and of a predevelopment loan of \$75,000 from the Agency to 201 Turk Street Limited Partners (Chinese Community Housing Corp. and A.F. Evans Co.) for the development of affordable housing at 201 Turk Street, Citywide Housing Program. (Resolution No. 231-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are (i) Central Block 1 in Yerba Buena Gardens of Yerba Buena Center with Yerba Buena Gardens, L.P.; and (ii) Central Block 2 (Entertainment/Retail) in Yerba Buena Gardens of Yerba Buena Center with Madison Realty Partnership, Constructa, Inc., Oliver McMillan, and YBR Associates.
11. Adjournment

PLEASE NOTE:

REDEVELOPMENT AGENCY STRATEGIC PLAN

THE PUBLIC COMMENT REGARDING THE STRATEGIC PLANNING STEERING COMMITTEE'S WORKING PAPER #1 SCHEDULED FOR NOVEMBER 10 MEETING WILL BE RESCHEDULED AT A LATER DATE.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 17, 1992
4:00 P.M.

DOCUMENTS DEPT.

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a third amendment to the Personal Services Contract, RPSB E-6 with Martin M. Ron Associates, which increases the contract amount by an amount not to exceed \$30,000 for surveying services; Rincon Point-South Beach. (Resolution No. 232-92)
- (b) Authorizing a \$243,272 increase in the amount of a Predevelopment Loan with GP/TODCO related to the development of affordable housing located on Agency-owned property at 241 Sixth Street; South of Market. (Resolution No. 233-92)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing continuing exclusive negotiations with the Housing Conservation and Development Corporation for the disposition and development of Site HH-1, located in and adjacent to the Hunters Point Project Area at Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 234-92)

Action taken: _____

- (d) Authorizing the expenditure of \$240,000 for the 24th Street Small Business Loan Program and authorizing the expenditure of \$40,000 for public space improvements to construct arches on 24th Street. (Resolution No. 235-92)

Action taken: _____

- (e) Approving a revision to the Agency's 1992-93 Budget. (Resolution No. 236-92)

Action taken: _____

- (f) Commending and expressing appreciation to Commissioner Buck Bagot on the occasion of his departure from the Agency. (Resolution No. 237-92)

Action taken: _____

7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 24, 1992
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

NOV 20 1992

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1. Recognition of a Quorum
 - (a) Election of Agency Officers
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an eighth amendment which revises the performance schedule and extends the absolute conveyance date of the Agreement for Disposition of Land for development with Sprincin Development Partners IX, for the property located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 238-92)
- (b) Authorizing a contract for messenger services with On-Target Delivery Service. (Resolution No. 239-92)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in the Western Addition A-1 Redevelopment Plan; Western Addition A-1

Accepting the Biennial Report reviewing the Redevelopment Plan for the Western Addition Redevelopment Project Area A-1 and evaluating its progress. (Resolution No. 240-92)

Action taken: _____

OVER

- (d) Public Hearing to hear all persons interested in the Western Addition A-2 Redevelopment Plan; Western Addition A-2

Accepting the Biennial Report reviewing the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and evaluating its progress. (Resolution No. 241-92)

Action taken: _____

- (e) Public Hearing to hear all persons interested in the Hunters Point Redevelopment Plan; Hunters Point

Accepting the Biennial Report reviewing the Redevelopment Plan for the Hunters Point Redevelopment Project Area and evaluating its progress. (Resolution No. 242-92)

Action taken: _____

- (f) Public Hearing to hear all persons interested in the Redevelopment Plan for the India Basin Industrial Park Redevelopment Plan; Hunters Point

Accepting the Biennial Reporting reviewing the Rededvelopment Plan for the India Basin Industrial Park Redevelopment Agency Project Area and evaluating its progress. (Resolution No. 243-92)

Action taken: _____

- (g) Approving an amendment to the 1992-93 budget to authorize the expenditure of funds for predevelopment expenses for the Federal Office Building Project. (Resolution No. 244-92)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session:
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 1, 1992
4:00 P.M.

AGENDA

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NOV 25 1992

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes, October 13, 1992
Closed Session, September 15, 1992
3. Matters of Unfinished Business
4. Matters of New Business

- (a) **Public Hearing to hear all persons interested
in a Land Disposition Agreement with Minna Street
Associates for the development located at Sixth and
Minna Streets; South of Market Earthquake Recovery
Redevelopment Project Area**

Authorizing an Agreement for Disposition of Land for Private Development with Minna Street Associates, for the development of affordable housing located at Sixth and Minna Streets (Assessor's Block 3726, Lots 4, 100 and a portion of 113); South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 245-92)

Action taken: _____

- (b) **Authorizing a Program Agreement for the Small Business Recovery Fund (SBRF) between the Redevelopment Agency of the City and County of San Francisco and the Bank of America State Bank; South of Market Redevelopment Project Area. (Resolution No. 246-92)**

Action taken: _____

- (c) **Consideration and action on a request by Fillmore Marketplace Associates for an additional predevelopment loan, in the amount of \$116,314.50, in connection with the development of the parcel located on the west side of Webster Street between Eddy and Ellis Streets; Western Addition A-2. (Resolution No. 247-92)**

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director

OVER

8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyards with the United States Navy; (ii) west side of Webster Street between Eddy and Ellis Streets in the Western Addition A-2 with Fillmore Marketplace Associates. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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Agenda

CALL AND NOTICE OF SPECIAL MEETING

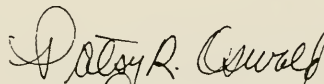
OF THE

///
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY

/
OF SAN FRANCISCO

THE PRESIDENT OF THE AGENCY HAS CALLED AND NOTICE IS HEREBY
GIVEN that a Special meeting of the Redevelopment Agency of the
City and County of San Francisco will be held in Room 282 City Hall
on December 3, 1992, at 5:30 p.m. for the purpose of holding a joint
meeting with the City Planning Commission to consider the
certification of the Subsequent Environmental Impact Report (EIR)
for the Yerba Buena Center Redevelopment Project.

by order of the President



Patsy R. Oswald

Agency Secretary

Date: November 30, 1992

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 8, 1992
3:30 P.M.

AGENDA

(PLEASE NOTE CHANGE OF MEETING TIME TO 3:30 P.M.)

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, October 20, 1992
3. Matters of Unfinished Business
4. Matters of New Business
 - (a) Public Hearing to hear all persons interested in the proposed Hazardous Waste Management Plans for the site located at 241 Sixth Street; South of Market. (THE PUBLIC HEARING HAS BEEN NOTICED FOR, AND WILL BE HELD AT 4:00 P.M.).
 - (b) Workshop on the Final Schematic Design for the Central Block 3 (CB-3) Children's Center in Yerba Buena Gardens; Yerba Buena Center.
5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: Pursant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE CHANGE OF MEETING TIME TO 3:30 P.M.

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 15, 1992
4:00 P.M.

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a predevelopment loan for an amount not to exceed \$75,000 to the San Francisco Housing Development Corporation for expenses related to predevelopment work for the acquisition and development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle in the Hunters Point Project Area, as part of the Citywide Tax Increment Housing Program; Hunters Point. (Resolution No. 249-92)
- (b) Awarding Contract IV-Access Improvements to Valentine Corporation for the construction of improvements near Pier 40 and the Embarcadero, in an amount not to exceed \$62,369; Rincon Point-South Beach. (Resolution No. 250-92)
- (c) Authorizing the establishment of and approving the Operating Policies and Procedures for the Bayview/Hunters Point and Fillmore/Western Addition Small Business Revolving Loan Program. (Resolution No. 251-92)

Action taken: _____

REGULAR AGENDA

- (d) A Resolution authorizing the issuance, sale and delivery of Multifamily Mortgage Revenue Refunding Bonds, Series 1992A (FHA insured mortgage loan -- Serenity Towers Section 8 assisted project) in the aggregate principal amount of \$4,825,000 and taxable Multifamily Mortgage Revenue Refunding Bonds, Series 1992B (FHA insured mortgage loan -- Serenity Towers Section 8 assisted project) in the aggregate principal amount of \$500,000. (Resolution No. 252-92)

Action taken: _____

OVER

- (e) Conditionally approving the final schematic design for the Central Block Three (CB-3) Children's Center in Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 253-92)

Action taken: _____

- (f) Presentation by the Center for the Arts on their strategic plan and related budget modifications.

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) Parcel at northwest corner Van Ness Avenue and Myrtle Street in Western Addition A-2, with Urban Homes, Inc. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 22, 1992
3:00 P.M.

AGENDA

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DEC 18 1992

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Minutes; October 27, November 10, 17, 24, 1992.
Special Meeting November 4, 1992
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Agreement with the Allright-San Francisco for the use of Agency-owned property at the southeast corner of Mission and Third Streets for the operation of a parking lot; Yerba Buena Center. (Resolution No. 254-92)
- (b) Authorizing an extension of the exclusive negotiations period of the Agreement to Negotiate Exclusively with The GAP, Inc., for the acquisition and development of Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach. (Resolution No. 255-92)
- (c) Ordering an action in superior court to foreclose the lien of delinquent Special Taxes on Parcel 3774-2, northwest corner of First and Federal Streets, Community Facilities District No. 1, South Beach; Rincon Point-South Beach. (Resolution No. 256-92)
- (d) Authorizing an amendment to the Agency's dental care service contract with Delta Dental Plan of California and to revise the benefit structure and to adjust the employer contribution formula. (Resolution No. 257-92)

Action taken: _____

REGULAR AGENDA

- (e) Consideration of responses to Request for Qualifications: CB-2 Entertainment-Retail Site; Yerba Buena Center. (Resolution No. 258-92)

Action taken: _____

- (f) Approving Working Paper No. 1, Situation Assessment for the Agency's Strategic Plan. (Resolution No. 259-92)

Action taken: _____

- (g) Authorizing personal services contracts on a joint venture basis with the Law Firms of Telles & Raifman and Steefel, Levitt & Weiss, in the total amount not to exceed \$100,000 to provide legal services for the Federal Office Building Project. (Resolution No. 260-92)

Action taken: _____

- (h) Authorization to expend funds in an amount not to exceed \$275,000 to pay outstanding bills for legal services provided by existing Agency contractors on existing matters and deeming the existing contracts amended to the extent of such payments; All Project Areas. (Resolution No. 261-92)

Action taken: _____

- (i) Consideration and action on a request by Fillmore Marketplace Associates for an additional predevelopment loan in the amount of \$117,000, in connection with the development of the parcel located on the west side of Webster Street between Eddy and Ellis Streets; Western Addition A-2. (Resolution No. 262-92)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2, with BER-VEP Development Co., Soco Ltd. and Urban Homes, Inc. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: THE MEETING WILL BEGIN AT 3:00 P.M.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 29, 1992
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business
 - (a) Election of Officers.
5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session
11. Adjournment

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DEC 24 1992

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401, at least 72 hours prior to meeting/hearing. Late request will be honored if possible.
2. Minutes of the meeting/hearing are available in alternative formats. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457, at least 72 hours in advance of need.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is located at Civic Center. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call (415) 923-6142.
5. There is accessible parking available for the meeting for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 5, 1993
2:00 P.M.

AGENDA

**NOTE: THIS MEETING WILL BE HELD AT THE MIYAKO HOTEL,
1625 POST STREET
STARTING AT 2:00 P.M.**

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. New Business

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(a) The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the Mission of the Agency and related short-and long-term issues of the Agency's operations. This portion of the meeting is open to the public.

5. Matters not appearing on Agenda
6. Report of the President
7. Matters not appearing on Agenda
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401, at least 72 hours prior to meeting/hearing. Late request will be honored if possible.
2. Minutes of the meeting/hearing are available in alternative formats. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457, at least 72 hours in advance of need.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is located at Civic Center. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call (415) 923-6142.
5. There is accessible parking available for the meeting for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

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Agenda

December 23, 1992

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DEC 24 1992

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PUBLIC WORKSHOP NOTICE

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A workshop will be held at the January 12, 1992³ Regular Agency Meeting to provide for public comment on Working Paper #1, Situation Assessment, for the Agency's Strategic Plan development process

Copies of Working Paper #1 are available upon request from the Executive Office: telephone number (415) 749-2458.

We look forward to your attendance.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 12, 1993
4:00 P.M.

AGENDA

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; December 1 and 8, 1992
Closed Sessions; October 13 and 27, 1992
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Loan Modification Agreement with Debra and Erris Edgerly, 1406 Golden Gate Avenue, Affordable Condominium Program; Western Addition A-2. (Resolution No. 1-93)
- (b) Authorizing approval of a Transfer and Assumption Agreement between the Redevelopment Agency, Conard House, Inc., and Washburn Housing Corporation relating to a loan for the property located at 38-42 Washburn Street. (Resolution No. 2-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Personal Services Contract for \$80,000 with the Chinese Chamber of Commerce to co-sponsor and coordinate a Chinese New Year Flower Street Fair; as part of the Chinatown Economic Development Program. (Resolution No. 3-93)

Action taken: _____

- (d) Authorizing a Fourth Amendment to the Construction Management Contract between the Redevelopment Agency and Turner Construction Company, which increases the amount payable by \$1,560,00; Yerba Buena Center. (Resolution No. 4-92)

Action taken: _____

OVER

- (e) Authorizing a Predevelopment Loan Agreement with 525 O'Farrell Street, Inc., for an amount not to exceed \$75,000 for preconstruction costs associated with the rehabilitation of 26 units of rental housing at 525 O'Farrell Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 5-93)

Action taken: _____

- (f) Authorizing exclusive negotiations with Haas and Haynie for the purchase and development of the parcel located on the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 6-93)

Action taken: _____

- (g) Approving the selection of developers to be invited to participate in the next step of the developer selection process for the development of the entertainment/retail portion of Central Block 2 (CB-2), located on the easterly side of Fourth Street between Mission and Howard Streets; Yerba Buena Center. (Resolution No. 7-93)

Action taken: _____

- (h) Discussion of the first Draft Budget for 1993-94.

NOTE: THIS ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.

- (i) Public comment on Working Paper No. 1, Situation Assessment, for the Agency's Strategic Plan Development Process.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) 55 Fourth Street in Yerba Buena Center with the Marriott Hotel; (ii) 50 Third Street in Yerba Buena Center with the ANA Hotel. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. To allow individuals with environmental illnesses or multiple chemical sensitivities to attend the meeting/hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 19, 1993
DOCUMENTS DEPT. 3:00 P.M.

JAN 19 1993

AGENDA

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PLEASE NOTE THAT THE MEETING WILL BEGIN AT 3:00 P.M.

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a first amendment to Personal Services Contract with Mansbach Associates for acquisition appraisal services, which increases the amount payable by \$40,000 to a total amount of \$80,000; Within and outside Approved Redevelopment Project Areas. (Resolution No. 8-93)
- (b) Authorizing a second amendment to Personal Services Contract with Mansbach Associates for reuse appraisal services, which increases the amount payable by \$30,000 to a total amount of \$90,000; All Approved Redevelopment Project Areas. (Resolution No. 9-93)
- (c) Authorizing a Personal Services Contract for \$50,000 with the Chinatown Economic Development Group to pay for Administrative expenses, as part of the Approved Chinatown Economic Development Program. (Resolution No. 10-93)
- (d) Authorizing amendments to the Agency Personnel Policy regarding Family Leave, Sexual Harassment and Automatic Resignation. (Resolution No. 11-93)
- (e) Authorizing continuing exclusive negotiations with the San Francisco Housing Development Corporation for the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 12-93)
- (f) Authorization for reimbursement in the amount of \$1,800.00 of Kenneth Taymor's travel expenses incurred in connection with the Hunters Point Naval Shipyard; Hunters Point. (Resolution No. 13-93)

Action taken: _____

REGULAR AGENDA

- (g) Authorizing provision of \$500,000 to Mayor's Office of Community Development (MOCD) in accordance with the 1992 Community Development Program (CD) for affordable housing and other purposes consistent with the tax increment land proceed requirements and CD regulations. (Resolution No. 14-93)

Action taken: _____

- (h) Discussion of the first Draft Budget for 1993-94.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: January 26, 1993
DOCUMENTS DEPT. 3:00 P.M.
JAN 25 1993

AGENDA

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PLEASE NOTE CHANGE OF MEETING TIME TO 3:00 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; December 15, 22, 29, 1992. January 5, 1993. Special meeting, December 3, 1992. Closed Sessions; November 4, 10, 17, 1992
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

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- (a) Authorizing continuing exclusive negotiations with the Housing Conservation and Development Corporation for the disposition and development of the property located in and adjacent to the Hunters Point Project Area at Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 15-93)

Action taken: _____

REGULAR AGENDA

- (b) Approving a proposed budget for the period July 1, 1993 through June 30, 1994 and authorization to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco. (Resolution No. 16-93)

Action taken: _____

- (c) Progress report on the Salary and Classification Study.

NOTE: THIS ITEM WILL NOT BE HEARD BEFORE 4:00 P.M.

- (d) Public Hearing to hear all persons interested in an amendment to the LDA with ANA Hotels on the southwesterly side of Third Street; Yerba Buena Center.

OVER

Authorizing an amendment to the Land Disposition Agreement with ANA Hotels San Francisco, Inc., concerning the purchase of additional land for the parcels located on the southwesterly side of Third Street; Yerba Buena Center. (Resolution No. 17-93) (Staff recommends this item be carried over to the Meeting of February 2, 1993)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 2, 1993
4:00 P.M.

DOCUMENTS DEPT.

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes:
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

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REGULAR AGENDA

- (b) Approving the Issuance by the Redevelopment Agency of the City and County of San Francisco of Multifamily Housing Refunding Revenue Bonds in an aggregate principal amount not to exceed \$46,405,000 for the purpose of its Residential Construction Financing Program for the Rincon Point-South Beach Project Area (South Beach Marina Project). (Resolution No. 19-93)

Action taken: _____

- (c) Authorizing the Executive Director to seek bond financing for development of the Children's Use Facilities on Central Block 3, Yerba Buena Center. (Resolution No. 20-93)

Action taken: _____

- (d) Authorizing a modification of terms of exclusive negotiations with Haas and Haynie Corporation for the development of the parcel located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 21-93)

Action taken: _____

NOTE: THIS WORKSHOP WILL NOT BEGIN BEFORE 5:00 P.M.

- (e) Workshop to consider proposed revisions to the Agency's purchasing policy with respect to M/WBE participation on contracts for outside legal services.
- 5. Matters not appearing on Agenda
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Harrison in Yerba Buena Center with Harrison Development, Inc. (Lawrence Lui). (b) Pursuant to Government Code Section 54956.9(b) regarding threatened litigation. The party threatening to initiate litigation is P&K Trucking Co.
- 11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: February 9, 1993
4:00 P.M.

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FEB 5 1993

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AGENDA

1. Recognition of a Quorum

(a) Recess to Second Floor to the Display Commemorating Black History Month

2. Approval of Minutes: Closed Sessions; December 1, 8, 15 and 22, 1992

3. Matters of Unfinished Business

(a) Public Hearing to hear all persons interested in an amendment to the LDA with ANA Hotels on the southwesterly side of Third Street; Yerba Buena Center

Authorizing a second amendment to the Agreement for Disposition of Land with ANA Hotels San Francisco, Inc., for the development of the parcels located on the southwesterly side of Third Street; Yerba Buena Center. (Resolution No. 17-93)(Continued from Meeting of January 26, 1993)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

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(a) Authorizing a third amendment to the Agreement for Disposition of Land for development with Harrison Development, Inc., for property located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 22-93)

(b) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco, for conceptual plans and report for urban design improvements on Sixth Street between Stevenson and Harrison Streets, in an amount not to exceed \$32,500; South of Market. (Resolution No. 23-93)

(c) Authorizing a second amendment to the Contract with The South of Market Foundation to extend its subcontract with Greg Roja, AIA, in an amount not to exceed \$15,000; South of Market. (Resolution No. 24-93)

- (d) Authorizing the write-off of uncollectible residential and commercial rents from 1985 to present, and amending the procedure for writing off future delinquent accounts for all Project Areas of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 25-93)
- (i) Travel authorization for the Commission President to travel with the Mayor on February 13-27, 1993 to the Far East to market Agency real estate opportunities. (Resolution No. 30-93)

Action taken: _____

REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in a time extension to an existing variance to United Savings Bank; Western Addition A-2

Conditionally granting a time extension to an existing conditional variance to United Savings Bank F.S.B. modifying the off-street parking requirement for the office building located at the northwest corner of Turk Street and Van Ness Avenue; Western Addition A-2. (Resolution No. 26-93)

Action taken: _____

- (f) Authorizing staff to take the necessary steps to institute an Intern Program for high school students. (Resolution No. 27-93)

Action taken: _____

- (g) Authorizing the expenditure of \$22,000 for the remainder of the Fiscal Year in support of the Mayor's Office's After School Program. (Resolution No. 28-93)

Action taken: _____

- (h) Approval of a revised Internal Equal Employment Opportunity Policy and Affirmative Action Plan. (Resolution No. 29-93)

Action taken: _____

- 5. Matters not appearing on Agenda
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) a portion of Pier 38 Bulkhead with Prima's Cafe in Rincon Point-South Beach. (b) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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11/93
CALL AND NOTICE OF SPECIAL MEETING

OF THE

11/ REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

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FEB 26 1993

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11/ Agenda

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, A MAJORITY OF THE MEMBERS OF THE AGENCY COMMISSION HAS CALLED AND NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Commission Board Room, 770 Golden Gate Avenue, San Francisco, California at 3:00 o'clock p.m. on March 1, 1993 for the purpose of transacting the following items of business:

- (i) Closed Session Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location is Central Block 1 in Yerba Buena Gardens of Yerba Buena Center and entity is Yerba Buena Gardens, L.P.
- (ii) Open Session: Consideration of an extension of the Option Agreement between the Agency and Yerba Buena Center Gardens, L.P., to acquire the Central Block 1 Office Parcel; Yerba Buena Center.

for *Eptelle Crawford*
Patsy R. Oswald
Agency Secretary

Dated: February 26, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 2, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

FEB 26 1993

SAN FRANCISCO
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1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; January 12, 19, 26, 1993. Closed Sessions; January 5, 12, 19, 26, 1993; February 2, 9, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

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- (a) Approving a lease with Cal Trans for a visitor/disabled and staff parking lot. (Resolution No. 32-93)
- (b) Authorizing an amendment to the predevelopment loan with Housing for Independent People, increasing the loan amount by \$17,000 for expenses related to the development of 820 O'Farrell Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 33-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a first amendment to the Personal Services Contract with Brenda Berlin in an amount not to exceed \$50,000 for consultant services to continue her assistance in implementing the program for the Children's Place; Yerba Buena Center. (Resolution No. 34-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters

OVER

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP; (iii) bounded by Market, Mission, 10th and 11th Streets with Bank of America, NT & SA.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 9, 1993
4:00 P.M.

DOCUMENTS DEPT.

MAR 05 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; February 2 and 9, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

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- (a) Authorizing a contract in an amount not to exceed \$30,000 with the South of Market Problem Solving Council (SOMPSC) to carry out activities related to their function as the Citizens Advisory Committee for the South of Market Earthquake Project Area; South of Market. (Resolution No. 35-93)
- (b) Authorization to exercise the Agency's Repurchase Option with respect to 1215 Scott Street and to expend funds to purchase the unit and pay Homeowners' Association dues; Affordable Condominium Program; Western Addition A-2. (Resolution No. 36-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Fourth Amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street, and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 37-93)

Action taken: _____

- (d) Authorizing the Redevelopment Agency to apply, accept and expend funds totalling \$6,647,000, from the U.S. Department of Housing and Urban Development for the Housing Opportunities for Persons With AIDS Program; (HOPWA). (Resolution No. 38-93)

Action taken: _____

OVER

- (e) Presentation of Urban Design Strategy for the Central Embarcadero.
 - (f) Workshop on the City's Homeless Programs and Redevelopment Agency's participation.
- 5. Matters not appearing on Agenda
 - 6. Report of the President
 - 7. Report of the Executive Director
 - 8. Commissioners' Questions and Matters
 - 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie; (ii) bounded by Market, Mission, 10th and 11th Streets with Bank of America, NT & SA. (b) Pursuant to Government Code Section 54957 on Personnel.
 - 11. Adjournment

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 16, 1993
3:00 P.M.

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MAR 16 1993
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AGENDA

PLEASE NOTE: THIS MEETING WILL BEGIN AT 3:00 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Closed Session, March 1, 1993
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Awarding Demolition and Site Clearance Contract No. SOM1/169 Seventh Street to Ferma Corporation in an amount not to exceed \$43,886; South of Market. (Resolution No. 39-93)

Action taken: _____

- (b) Appointing Bob Meyers to the Citizen Advisory Committee for the Rincon Point-South Beach Project. (Resolution No. 40-93)

Action taken: _____

- (c) Authorizing a \$67,195 increase in the amount of a predevelopment loan with Knox Partners Limited Partnership, related to the development of affordable housing located at 241 Sixth Street; South of Market. (Resolution No. 41-93)

Action taken: _____

- (d) Amending the Bayview/Hunters Point Economic Development Implementation Program and authorizing the Executive Director to enter into a Personal Services Contract with the Tides Foundation (as Fiscal Agent for the People's Earth Day Coalition) to sponsor the People's Earth Day Celebration Street Fair in an amount not to exceed \$80,000. (Resolution No. 42-93)

Action taken: _____

- (e) Authorizing a Loan Agreement with Mission Housing Development Corporation (MHDC) for \$150,000 towards its acquisition of 2782 24th Street. (Resolution No. 43-93)

Action taken: _____

- (f) Authorizing the issuance of a second Request for Proposals for the Community Development Investment Fund in the amount of \$570,000. (Resolution No. 44-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Market, Mission, 10th and 11th Streets with Bank of America, NT & SA; (ii) northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie; (iii) southeast corner of Third and Howard Street (East Block 2-C) Yerba Buena Center with the Jewish Museum. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MARCH 23, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

MAR 22 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
- (a) Authorizing a Fourth Amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street, and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 37-93)
(STAFF RECOMMENDS THIS ITEM BE CONTINUED)

Action taken: _____

4. Matters of New Business

REGULAR AGENDA

- (a) Presentation by Jill Manton of the Arts Commission on the Mark Di Suvero Embarcadero Gateway Sculpture to be placed in South Beach Park; approving the design and authorizing an increase in the construction budget of South Beach Park of up to \$35,000 to pay for the cost of the foundation and lighting for the sculpture; Rincon Point-South Beach. (Resolution No. 45-93)

Action taken: _____

- (b) Authorizing a Seventh Amendment which increases the amount payable by \$100,600 and makes other changes, to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 46-93)

Action taken: _____

- (c) Authorizing a Tenth Amendment which increases the amount payable by \$136,640 and makes other changes, to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 47-93)

Action taken: _____

- (d) Authorizing the Center for the Arts to expend funds for the Furniture, Fixtures and Equipment Program through contracts with James Stewart Polshek and Partners and S. Leonard Auerbach and Associates in the amount of \$72,200 for the Visual Arts Theater Buildings; Yerba Buena Center. (Resolution No. 48-93)

Action taken: _____

- (e) Authorizing a \$122,500 Twelfth Amendment to the Architecture Agreement with MGA Partners to provide for the design of Esplanade furnishings, fixtures and equipment and other additional services; Yerba Buena Center. (Resolution No. 49-93)

Action taken: _____

- (f) Authorizing a \$30,000 Third Amendment to the Landscape Architectural Agreement with Omi Lang Associates; Yerba Buena Center. (Resolution No. 50-93)

Action taken: _____

- (g) Authorizing Exclusive Negotiations with Haas and Haynie Corporation for the purchase and development of the parcel located at the northeasterly corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 51-93)

Action taken: _____

- (h) Public Hearing to hear all persons interested in an Amendment to the LDA with Tenants and Owners Development Corporation (TODCO) for the parcel located on the southwest corner of Fourth and Howard Streets; Yerba Buena Center.

Authorizing a First Amendment to the Agreement for Disposition of Land for subsidized private housing redevelopment with the Tenants and Owners Development Corporation with respect to the parcel located on the southwest corner of Fourth and Howard Streets; Yerba Buena Center. (Resolution No. 52-93)

Action taken: _____

- (i) Authorizing the issuance of Rehabilitation Offering #27 for the purchase and rehabilitation of 1866 Turk Street located on the northerly side of Turk Street between Divisadero and Broderick Streets; Western Addition A-2. (Resolution No. 53-93)

Action taken: _____

- (j) Authorizing a Predevelopment Loan Agreement not to exceed \$150,000 with Fell Street Housing Associates for the development of affordable family rental housing located at the southwest corner of Fell and Gough Streets; as part of the 1993 Citywide Tax Increment Housing Program. (Resolution No. 54-93)

Action taken: _____

- (k) Authorizing and directing the execution of Loan Agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to such bonds, and authorizing and approving other matters properly relating thereto; All Redevelopment Project Areas. (Resolution No. 55-93)

Action taken: _____

- (1) Adopting a Resolution commemorating April 5-10 as Community Development Block Grant Program and National Community Development Week within the City and County of San Francisco. (Resolution No. 56-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) Northeast corner of Fourth and Harrison, Yerba Buena Center with Haas and Haynie. (b) Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE THAT SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE

SAN FRANCISCO, CA. 94102

THIRD FLOOR COMMISSION BOARD ROOM

DATE: March 30, 1993

DOCUMENTS DEPT. 3:00 P.M.

MAR 26 1993

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

PLEASE NOTE: THIS MEETING WILL BEGIN AT 3:00 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 2 and Special Meeting March 1, 1993
3. Matters of Unfinished Business
 - (a) Authorizing and directing the execution of Loan Agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to such bonds, and authorizing and approving other matters properly relating thereto; All Redevelopment Project Areas. (Resolution No. 55-93)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a \$16,000 amendment to the Personal Services Contract with National Economic Research Associates, Inc. (NERA) to provide additional consultation on staff proposals for implementing the NERA Study. (Resolution No. 57-93)
- (b) Authorization to exercise the Agency's Repurchase Option with respect to 126 Jerrold Avenue of Morgan Heights Condominium Development, adjacent to Hunters Point. (Resolution No. 58-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a loan for an amount not to exceed \$261,493 to Housing for Independent People for expenses related to the acquisition and rehabilitation of 820 O'Farrell Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 59-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Market, Mission, 10th and 11th Streets with Bank of America, NT & SA. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: APRIL 6, 1993
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS DEPT.

APR - 2 1993

SAN FRANCISCO
PUBLIC LIBRARY

REGULAR AGENDA

- (a) Authorizing an expenditure in an amount not to exceed \$50,000 from the Bayview/Hunters Point and Western Addition economic development funds and authorizing the Executive Director to enter into a Letter Agreement with the Mayor's Office of Criminal Justice's Gang Prevention Program to hire a Project Director for the Disadvantaged and High Risk Youth Pilot Employment Program. (Resolution No. 60-93)

Action taken: _____

- (b) Authorizing the expenditure of \$585,000 for the construction of the Martin Luther King, Jr. Memorial and other Esplanade artwork; Yerba Buena Center. (Resolution No. 61-93)

Action taken: _____

- (c) Authorizing the Executive Director to travel to Minneapolis, Minnesota May 12 - 16, 1993 to attend the Urban Land Institute (ULI) spring meeting. (Resolution No. 62-93)

Action taken: _____

- (d) Initial Workshop on amending the Agency's Purchasing Policy with regards to Professional and Personal Services Contracts.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Howard Street (East Block 2-C) Yerba Buena Center with Hampshire Properties, Inc. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

**PLEASE NOTE THAT SHOULD YOU WISH TO ADDRESS THE COMMISSION
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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 13, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

APR 9 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings; March 9, 16, 23, 1993
Closed Session, March 2, 1993
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Authorizing continuing exclusive negotiations with the San Francisco Housing Development Corporation for the development of Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle; Hunters Point. (Resolution No. 63-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) northeast corner of Third and Mission Streets, Yerba Buena Center with Griffin Related Properties VII; (iii) northwest corner of Van Ness Avenue and Myrtle Street, Western Addition A-2, with a joint venture of Marc Facio and S. Osborn Erickson, and with Urban Homes (Sam Chun); (iv) north side of Mission Street between Third and Fourth Streets in Yerba Buena Center with the Mexican Museum. (b) Pursuant to Government Code Section 54956.9 (b)(1) regarding facts and circumstances on which Agency General Counsel believes there is a significant exposure to litigation. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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4a
RESOLUTION NO. 63-93

AUTHORIZING CONTINUING EXCLUSIVE NEGOTIATIONS WITH THE SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT CORPORATION, FOR THE DEVELOPMENT OF SITE DD-2 (LOCATED ON THE SOUTH SIDE OF HUDSON AVENUE AT WHITNEY YOUNG CIRCLE); HUNTERS POINT APPROVED REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") has encouraged the development of housing on Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle in the Hunters Point Approved Redevelopment Project Area, by a community-based nonprofit corporation.
2. The Agency entered into Exclusive Negotiations with the San Francisco Housing Development Corporation (the Developer), on October 8, 1991, for the acquisition and development of Site DD-2.
3. The Agency extended the term of the Developer's Right to Exclusive Negotiations under Resolution No. 33-92 on February 18, 1992, on June 30, 1992 under Resolution No. 119-92, on September 22, 1992 under Resolution No. 194-92 and on January 19, 1993 under Resolution No. 12-93.
4. The Agency has determined that it is appropriate to continue negotiations with the Developer for development of the site. An extension is necessary to complete the negotiations for the Land Disposition Agreement (LDA) with the Agency.
5. The disposition of Site DD-2 will be subject to the approval of the Redevelopment Agency Commission after a public hearing as required by law.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED, that:

- (1) Exclusive Negotiations with the San Francisco Housing Development Corporation for Site DD-2, located on the south side of Hudson Avenue at Whitney Young Circle in the Hunters Point Approved Redevelopment Project Area be continued until September 15, 1993, subject to all provisions of Resolution No. 268-91, Resolution No. 33-92, Resolution No. 119-92, Resolution No. 194-92 and Resolution No. 12-93 as further amended by this Resolution.

- (2) The Executive Director is hereby authorized to grant an additional extension of said Exclusive Negotiations date, not to exceed 120 days, if the Developer has executed a Land Disposition Agreement and if such additional extension is deemed necessary and appropriate by the Executive Director.
- (3) As a condition of the effectiveness of the Exclusive Negotiations, the Developer shall execute a written acceptance thereof on a copy of this Resolution and file it with the Agency within fifteen (15) days of adoption of this Resolution.
- (4) Upon the acceptance of this continuance of Exclusive Negotiations and until its expiration, the Agency will not solicit or consider other proposals or negotiate with any other potential developer with respect to the Site.

APPROVED AS TO FORM:


AGENCY GENERAL COUNSEL

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 20, 1993
DOCUMENTS DEPT. 3:00 P.M.

APR 19 1993

AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

PLEASE NOTE: THIS MEETING WILL BEGIN AT 3:00 P.M.

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 30, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Predevelopment Loan Agreement, not to exceed \$75,000, with Walden House, Inc. for the development of a residential treatment facility and sober housing for substance abusers, as part of the 1993 Citywide Tax Increment Housing Program. (Resolution No. 64-93)
- (b) Authorizing a conditional grant in the amount of \$150,000 to St. Vincent de Paul Society of San Francisco to retire debt on the Riley Center Housing Facility for Victims of Domestic Violence, as part of the Citywide Housing Program. (Resolution No. 65-93)
- (c) Authorization to exercise the Agency's Repurchase Option with respect to 132 Jerrold Avenue of Morgan Heights condominium Development; Hunters Point. (Resolution No. 66-93)

Action taken: _____

REGULAR AGENDA

- (d) Authorizing a fifth amendment to the Agreement for Disposition of Land for development with Griffin/Related Properties-VII regarding the revision of the schedule of performance and various other provisions of said LDA, in connection with East Block 1, located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 67-93)

Action taken: _____

OVER

- (e) Public Hearing to hear all persons interested in lot coverage and building set-back variances for 1975 Post Street; Western Addition A-1

Approving lot coverage and building set-back variances for Jones Memorial United Methodist Church, located at 1975 Post Street; Western Addition A-1. (Resolution No. 68-93)

Action taken: _____

- (f) Authorizing the execution of an Owner Participation Agreement with Jones Memorial United Methodist Church for the development of 1975 Post Street; Western Addition A-1. (Resolution No. 69-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) northwest corner of Van Ness Avenue and Myrtle Street, Western Addition A-2, with a joint venture of Marc Facio and S. Osborn Erickson, and with Urban Homes (Sam Chun); (iii) north side of Mission between Third and Fourth Streets, Yerba Buena Center with the Mexican Museum; (iv) southeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with Hampshire Properties, Inc. (b) Pursuant to Government Code Section 54956.9 (b)(1) regarding facts and circumstances on which Agency General Counsel believes there is a significant exposure to litigation. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.

SAN FRANCISCO REDEVELOPMENT AGENCY
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CALL AND NOTICE OF SPECIAL MEETING
OF THE

REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.

APR 23 1993

SAN FRANCISCO
PUBLIC LIBRARY

Agenda

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, A MAJORITY OF THE MEMBERS OF THE AGENCY COMMISSION HAS CALLED AND NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Commission Board Room, 770 Golden Gate Avenue, San Francisco, California at 4:00 o'clock p.m. on April 26, 1993 for the purpose of transacting the following items of business:

- (i) Open Session: Consideration of an amendment to the By-Laws of the Redevelopment Agency of the City and County of San Francisco by adding Section 28 as follows:

Section 28. Incapacity of Officers Any officer of the Agency who has been charged by the appointing officer pursuant to Health and Safety Code Section 33115, or any successor statute, shall be deemed incapacitated with respect to his or her office, shall be suspended from such office during the pendency of such charges and shall not perform any functions of such office during such suspension.

- (ii) Closed Session Pursuant to Government Code Section 54957 on Personnel.

Patsy Oswald

Patsy Oswald
Agency Secretary

Dated: April 23, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: April 27, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

APR 23 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 30, 1993
3. Matters of Unfinished Business
 - (a) Authorizing and directing the execution of Loan Agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statements relating to such bonds, and authorizing and approving other matters properly relating thereto; All Redevelopment Project Areas. (Resolution No. 55-93)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Predevelopment Loan Agreement, not to exceed \$75,000, with Walden House, Inc. for the development of a residential treatment facility and sober housing for substance abusers, as part of the 1993 Citywide Tax Increment Housing Program. (Resolution No. 64-93)
- (b) Authorizing a conditional grant in the amount of \$150,000 to St. Vincent de Paul Society of San Francisco to retire debt on the Riley Center Housing Facility for Victims of Domestic Violence, as part of the Citywide Housing Program. (Resolution No. 65-93)
- (c) Authorization to exercise the Agency's Repurchase Option with respect to 132 Jerrold Avenue of Morgan Heights condominium Development; Hunters Point. (Resolution No. 66-93)
- (d) Authorizing approval of an extended lease with Planned Parenthood Alameda/San Francisco for office space at 815 Eddy Street. (Resolution No. 67-93)

- (e) Authorizing agreements with the Pacific Gas & Electric Company in the amount of \$237,944.41 for the installation of electrical facilities; Yerba Buena Center. (Resolution 68-93)
- (f) Authorizing the re-entry of exclusive negotiations with Housing Preservation and Neighborhood Development Corporation for the development of affordable housing on Agency-owned land at 7th and Natoma Streets; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 69-93)
- (g) Authorizing a First Amendment to Regulatory and Grant Agreement between the Agency and the Glide Foundation for the disbursement of an additional \$30,000 to pay predevelopment expenses related to the new construction of affordable housing, located at 333 Taylor Street; as part of the Citywide Tax Increment Housing Program. (Resolution No. 70-93)

Action taken: _____

REGULAR AGENDA

- (h) Authorizing a fifth amendment to the Agreement for Disposition of Land for development with Griffin/Related Properties-VII regarding the revision of the schedule of performance and various other provisions of said LDA, in connection with East Block 1, located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 71-93)

Action taken: _____

- (i) Public Hearing to hear all persons interested in lot coverage and building set-back variances for 1975 Post Street; Western Addition A-1

Approving lot coverage and building set-back variances for Jones Memorial United Methodist Church, located at 1975 Post Street; Western Addition A-1. (Resolution No. 72-93)

Action taken: _____

- (j) Authorizing the execution of an Owner Participation Agreement with Jones Memorial United Methodist Church for the development of 1975 Post Street; Western Addition A-1. (Resolution No. 73-93)

Action taken: _____

- (k) Authorizing a Loan Agreement in the amount of \$2,710,000 with Mercy Housing, Inc., for the development of affordable family rental housing at 1035 Folsom Street, South of Market; as part of the Citywide Tax Increment Housing Program. (Resolution No. 74-93)

Action taken: _____

PLEASE NOTE: THE WORKSHOP WILL NOT BE HEARD BEFORE 5:30 P.M.

- (l) Workshop on recommendations for amending San Francisco Redevelopment Agency Purchasing Policy with regard to Professional and Personal Services Contracts.
- (m) Consideration of an Employment Agreement with Edward Helfeld, Executive Director.

Action taken: _____

- 5. Matters not appearing on Agenda
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) north side of Mission between Third and Fourth Streets, Yerba Buena Center with the Mexican Museum; (iii) southeast corner of Third and Howard Streets (East Block 2-C) Yerba Buena Center with Hampshire Properties, Inc. (b) Pursuant to Government Code Section 54956.9 (b)(1) regarding facts and circumstances on which Agency General Counsel believes there is a significant exposure to litigation. (c) Pursuant to Government Code Section 54956.9(a) regarding litigation (Local 2 v. Marriott). (d) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 4, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT

APR 30 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Authorizing a third amendment to the contract with the California Department of Boating and Waterways for the South Beach Small Boat Harbor and Park, which lowers the interest rate for the Agency's Loan to 4.5%; Rincon Point-South Beach. (Resolution No. 75-93)

Action taken: _____

- (b) Authorizing the issuance of a Request for Proposals to prospective developers and approving advertising expenses in connection with the offering for development of Agency parcel EB-2C, located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 76-93)

Action taken: _____

- (c) Amending Resolution No. 20-93 authorizing the Executive Director to seek bond financing for development of the Children's Facilities on Central Block 3, the Mexican Museum and the Jewish Museum in a series of bond issues; Yerba Buena Center. (Resolution No. 77-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy. (b) Pursuant to Government Code Section 54957 on Personnel.

OVER

11. Adjournment

TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: May 11, 1993
4:00 P.M.

// AGENDA

DOCUMENTS DEPT.

MAY 11 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Adopting regulations implementing the requirements of the California Relocation Assistance Act, Agency-wide; All Project Areas. (Resolution No. 78-93)
- (b) Authorizing a Predevelopment Loan Agreement, not to exceed \$75,000 with Walden House, Inc., for the development of a residential treatment facility and sober housing for substance abusers, as part of the Citywide Tax Increment Housing Program. (Resolution No. 79-93)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in a Land Disposition Agreement with 1694 Sutter Associates for parcel located at the northeasterly corner of Sutter and Laguna; Western Addition A-2

Authorizing an Agreement for Disposition of Land for development with 1694 Sutter Street Associates, a joint venture composed of GKM & Associates, Inc. and Masami Dobashi, for the purchase and development of the parcel located at the northeasterly corner of Sutter and Laguna Streets; Western Addition A-2. (Resolution No. 80-93)

Action taken: _____

OVER

- (d) Authorization to advertise a contract for the Demolition and Site Clearance of the building at the northeast corner of Sutter and Laguna Streets (1694-96 Sutter Street) and the storage structure in the parking lot at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 81-93)

Action taken: _____

- (e) Public Hearing to hear all persons interested in Purchase Agreements for the sale of the condominium units located at 138 and 140 Jerrold Avenue; Hunters Point

Authorizing execution of Deeds and other conveyance instruments in connection with the sale of the Morgan Heights properties at 138 and 140 Jerrold Avenue to Kim T. Darakhan and Nkemdirum and Chika Ugbaja; Hunters Point. (Resolution No. 82-93)

Action taken: _____

- (f) Approving the Offering for lease of space within the Pier 38 Bulkhead Building for development of a cafe and office; Rincon Point-South Beach. (Resolution No. 83-93)

Action taken: _____

- (g) Authorizing the issuance of a Request for Proposals for obtaining a contractor for the maintenance, security and operations of the Gardens on Central Block 2; Yerba Buena Center. (Resolution No. 84-93)

Action taken: _____

- (h) Authorizing negotiations with the Center for the Arts for programming of the Gardens on Central Block 2; Yerba Buena Center. (Resolution No. 85-93)

Action taken: _____

- (i) Authorizing staff to organize a Yerba Buena Gardens' Policy Advisory Group; Yerba Buena Center. (Resolution No. 86-93)

Action taken: _____

5. Matters not appearing on Agenda

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates. (b) Pursuant to Government Code Section 54957 on Personnel.

TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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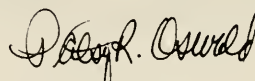
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CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

Agenda

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, A MAJORITY OF THE MEMBERS OF THE AGENCY COMMISSION HAS CALLED AND NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Commission Board Room, 770 Golden Gate Avenue, San Francisco, California at 4:00 o'clock p.m. on May 19, 1993, for the purpose of considering the following item of business:

- (i) Amending Resolution No. 20-93 authorizing the Executive Director to seek bond financing for development of the Children's Facilities on Central Block 3 and the Mexican Museum in a series of bond issues; Yerba Buena Center.


Patsy R. Oswald
Agency Secretary

Date: May 14, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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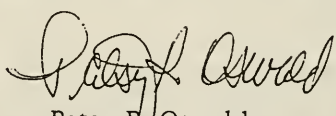
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MAY 21 1993
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CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

≡ Agenda

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE
IS HEREBY GIVEN that a Special Meeting of the Redevelopment
Agency of the City and County of San Francisco will be held in the
Third Floor Commission Board Room, 770 Golden Gate Avenue, San
Francisco, California at 4:00 o'clock p.m. on May 24, 1993, for the
purpose of discussion and action on the Agency's 1993-94 Budget.


Patsy R. Oswald
Agency Secretary

Date: May 21, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: MAY 25, 1993
4:00 P.M.

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MAY 21 1993

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AGENDA

- 5-93
1. Recognition of a Quorum
 2. Approval of Minutes - Regular Meeting - April 6 & 13, 1993
 3. Matters of Unfinished Business
 4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fourth Amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for Private Development with the Bush Street Synagogue Cultural Center, for the purchase and rehabilitation of 1881 Bush Street and the development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 88-93)
- (b) Authorizing an Agreement with Fresh Start Farms permitting use of Agency-owned property located at the northeast corner of Divisadero and Ellis Streets for a community garden; Western Addition A-2. (Resolution No. 89-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing the issuance of a Request for Qualifications for the purchase and development of the parcel located at the southwesterly corner of First and Bryant Streets; Rincon Point-South Beach. (Resolution No. 90-93)

Action taken: _____

- (d) Approval of staff reduction for 1993-94 budget requested by Mayor's Office. (Resolution No. 91-93)

Action taken: _____

OVER

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates. (b) Government Code Section 54957 on Personnel.
11. Adjournment

TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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AN FRANCISCO REDEVELOPMENT AGENCY

10 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 1, 1993
4:00 P.M.

DOCUMENTS DEPT.

MAY 25 1993

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Public hearing and authorizing a Land Disposition Agreement with The Mexican Museum for the purchase and development of a parcel located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.
- 2) Consideration of entering into a Memorandum of Understanding with the Jewish Museum in connection with the proposed future offering of the parcel located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 3) Authorizing a Fifth Amendment, which revises the terms of the payment of land price, the schedule of performance, and the additional terms and conditions to the Agreement for Disposition of Land for development with Fillmore Marketplace Associates, L.P. in connection with the development located at the northwest corner of Eddy and Webster Streets; Western Addition A-2.
- 4) Authorizing exclusive negotiations with Cafe Operator/Leases; Yerba Buena Gardens Cafes; Yerba Buena Center.
- 5) Granting an additional designated period for two-years additional service credit through the Public Employees' Retirement System.
- 6) Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Market, Mission, 10th and 11st Streets with Bank of America, NT & SA. (b) Pursuant to Government Code Section 54957.7 to instruct the Agency's designated representative for negotiations with represented employees. (c) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed May 25, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 8, 1993
4:00 P.M.

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JUN 4 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions; April 13 and May 11, 1993
3. Matters of Unfinished Business
 - (a) Authorizing negotiations for a non-binding Memorandum of Understanding with the Jewish Museum San Francisco for permanent exhibition and administrative space in connection with the development of Parcel EB-2C, located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 93-93) (Continued from Meeting of June 1, 1993)

Action taken: _____

4. Matters of New Business

REGULAR AGENDA

- (a) Determining the appropriate land uses for the proposed offering for development of Parcel EB-2C, (the "Site") located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 100-93)

Action taken: _____

- (b) Approving a first amendment to the Personal Services Contract with Wes Willoughby in an amount not to exceed \$4,900.00. (Resolution No. 101-93)

Action taken: _____

- (c) Consideration of Working Paper #3 of the Strategic Plan.

Action taken: _____

5. Matters not appearing on Agenda

6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

OVER

10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Market, Mission, 10th and 11th Streets with Bank of America, NT&SA; (b) Pursuant to Government Code Section 54957 on Personnel. (c) Pursuant to Government Code Section 54957.7 to instruct the Agency's designated representative for negotiations with represented employees.
11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. To allow individuals with environmental illnesses or multiple chemical sensitivities to attend the meeting/hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: JUNE 15, 1993
4:00 P.M.

AGENDA

93

1. Recognition of a Quorum
 - (a) Election of Officers
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

DOCUMENTS DEPT.

JUN 14 1993

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the expenditure of funds in an amount not to exceed \$132,200 to pay off the senior lien and delinquent homeowner association dues on 1412 Golden Gate Avenue; Affordable Condominium Program; Western Addition A-2. (Resolution No. 102-93)
- (b) Authorizing an amendment to the Memorandum of Agreement with United Public Employees Local 790 to extend the term through August 30, 1993. (Resolution No. 103-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing a Third Amendment to the Predevelopment Grant with San Francisco Affordable Housing Preservation Association, Inc., a California Nonprofit public benefit corporation, for an amount not to exceed \$57,950 relating to the acquisition and rehabilitation of Glenridge Apartments, located at 9 Berkeley Way. (Resolution No. 104-93)

Action taken: _____

- (d) Granting an additional designated period for two years additional service credit. (Resolution No. 105-93)

Action taken: _____

OVER

(e) Consideration of Impact of the Mayor's 1993-94 Budget Amendment.

THE FOLLOWING CONTINUED WORKSHOP WILL NOT BE HEARD BEFORE 5:30 P.M.

(f) Continuation of workshop on recommendations for amending the Agency's purchasing policy with regard to professional and personal services contracts.

5. Matters not appearing on Agenda

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (b) Government Code Section 54957 on Personnel. (c) At the request of the Agency General Counsel, there will be a closed session on the subject of litigation pursuant to Government Code Section 54956.9(b)(1).

11. Adjournment

**PLEASE NOTE THAT SHOULD YOU WISH TO ADDRESS THE
COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD"
(PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT
THE COMPLETED CARD TO THE AGENCY SECRETARY**

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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AN FRANCISCO REDEVELOPMENT AGENCY

0 GOLDEN GATE AVENUE
AN FRANCISCO CA 94102
HIRD FLOOR COMMISSION BOARD ROOM

DATE: June 22, 1993
4:00 P.M.

AGENDA

- 2-93
1. Recognition of a Quorum
 2. Approval of Minutes: Closed Sessions: April 6, 26 & 27, 1993
 3. Matters of Unfinished Business
 4. Matters of New Business

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JUN 21 1993

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Predevelopment Loan Agreement for \$75,000 with Mercy Family Housing, California to pay for predevelopment expenses related to the development of affordable family rental housing at 1035 Folsom Street, South of Market Redevelopment Project Area; As part of the 1993 Citywide Tax Increment Housing Program. (Resolution No. 106-93)
- (b) Authorizing an Amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21 to extend the term through August 30, 1993. (Resolution No. 107-93)

Action taken: _____

REGULAR AGENDA

- (c) Authorizing Exclusive Negotiations with a Joint Venture to be formed and composed of Marc Facio and S. Osborn Erickson, for the purchase and development of the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and retail uses; Western Addition A-2. (Resolution No. 108-93)

Action taken: _____

- (d) Authorizing a Professional Services Contract with Terry A. Hayes Associates for the preparation of an Environmental Impact Report for the South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 109-93)

Action taken: _____

OVER

- (e) Authorizing the Executive Director to proceed with the preliminary actions necessary to undertake a merger of certain Redevelopment Project Areas. (Resolution No. 110-93)

Action taken: _____

- (f) Approving an amendment to the 1992-93 Budget to modify the use of \$50,000 allocated to the Mexican Museum and authorizing execution of a Grant Agreement for this amount with the Mexican Museum; Yerba Buena Center. (Resolution No. 111-93)

Action taken: _____

- (g) Workshop on the progress of preliminary construction documents for the Children's Center on CB-3; Yerba Buena Center.

5. Matters not appearing on Agenda

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters

9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (b) Government Code Section 54957 on Personnel.

11. Adjournment

**PLEASE NOTE THAT SHOULD YOU WISH TO ADDRESS THE
COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD"
(PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE
COMPLETED CARD TO THE AGENCY SECRETARY**

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 29, 1993
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS

JUN 29 1993

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a ninth amendment which revises the performance schedule of the Land Disposition Agreement with Sprincin Development Partners IX, for the parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 2) Authorizing exclusive negotiations with Steven Tate and Janice Trapp for the rehabilitation of 1866 Turk Street, located on the north side of Turk Street between Divisadero and Broderick; Western Addition A-2.
- 3) Presentation of development proposals by Lincoln Metrocenter Partners and the Yerba Buena Entertainment Partners for the CB-2 entertainment/retail parcel, Yerba Buena Gardens; Yerba Buena Center.
- 4) Authorizing a fourth amendment which revises the schedule of performance of the Land Disposition Agreement with the Bush Street Synagogue Cultural Center for the rehabilitation of 1881 Bush Street and the development of the adjacent site located at the southeast corner of Bush and Laguna Streets; Western Addition A-2.
- 5) Authorizing the issuance of a Request for Proposals to prospective developers and approving advertising expense in connection with the offering for the development of Parcel EB 2-C, located at the northeast corner of Third and Howard Streets; Yerba Buena Center.
- 6) Authorizing an agreement with the Sixth Street Merchants and Residents Association (SSMRA) to provide funding to cover rent, utility and operating costs at 138 Sixth Street (Pontiac Hotel) for an amount not to exceed \$15,500.
- 7) Authorizing an extension of the exclusive negotiations period of the agreement to negotiate exclusively with the GAP, Inc., for the acquisition and development of Development Site C-1, located in the block bounded by the right-of-way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach.
- 8) Authorizing a first amendment to the contract with South of Market Foundation for an eight month extension of SoMa Steam Clean in an amount not to exceed \$40,500.
- 9) Authorizing purchase of theatrical draperies, computerized event ticketing system, theatrical rigging equipment, and theatrical lighting fixtures from the approved budget for furnishings, fixtures and equipment for the Cultural Buildings; Yerba Buena Center.

- 10) Authorizing a Personal Services Contract for \$90,000 with ASIAN, Inc. to provide business development, technical and financial services for the Chinatown Working Capital Loan Program; as part of the approved Chinatown Economic Development Program.
- 11) Amending Resolution No. 100-92 to add certain interim classifications in connection with the Office of Economic Planning and Development.
- 12) Authorizing a Letter Agreement to provide the services of an employee in connection with the Agency's administration of the Mayor's Office of Special Projects.

NOTE: THE ITEM LISTED BELOW WILL NOT BE HEARD BEFORE 4:30 P.M.

- 13) Consideration of Working Paper #3 of the Strategic Plan.
- 14) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Harrison in Yerba Buena Center with Harrison Development, Inc. (Lawrence Lui); (ii) San Francisco Naval Shipyard with the United States Navy. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed June 21, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: June 29, 1993
4:00 P.M.

DOCUMENTS DEPT.

JUN 28 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes:
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a ninth amendment which revises the Performance Schedule and extends the absolute conveyance date of the Agreement for Disposition of Land for development with Sprincin Development Partners IX, for the parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 112-93)
- (b) Authorizing exclusive negotiations with Steven L. Tate and Janice R. Trapp for the rehabilitation of 1866 Turk Street; Western Addition A-2. (Resolution No. 113-93)
- (c) Authorizing a fourth amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for development with the Bush Street Synagogue Cultural Center, for the rehabilitation of 1881 Bush Street and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 114-93)(REMOVED TO ITEM (i)(2))
- (d) Authorizing a Grant Agreement to provide funding in an amount not to exceed \$15,500 to the Sixth Street Merchants and Residents Association to pay for rent, utility and other operational costs for space in the Pontiac Hotel at 138 Sixth Street; South of Market. (Resolution No. 115-93)
- (e) Authorizing a first amendment to the contract with the South of Market Foundation for an eight month extension of SoMa Steam Clean in an amount not to exceed \$40,500. (Resolution No. 116-93)

OVER

- (f) Authorizing an extension of the exclusive negotiations period of the Agreement to negotiate exclusively with The GAP, Inc., for the development of Development Site C-1 located in the block bounded by the Right-of-Way of the recently removed Embarcadero Freeway, Steuart, Folsom and Spear Streets; Rincon Point-South Beach. (Resolution No. 117-93)
- (g) Authorizing a Personal Services contract for \$90,000 with Asian Inc., to provide business development, technical and financial assistance for the Chinatown Working Capital Loan Program; as part of the approved Chinatown Economic Development Program. (Resolution No. 118-93)
- (h) Authorizing a Letter Agreement to provide the services of an employee in connection with the Agency's administration of the Mayor's Office of Special Projects. (Resolution No. 119-93)
- (i) Amending Resolution No. 100-92 to add certain interim classifications in connection with the Mayor's Office of Economic Planning and Development. (Resolution No. 120-93)

Action taken: _____

REGULAR AGENDA

- (i)(2) Authorizing a fourth amendment which revises the Schedule of Performance and further extends the absolute conveyance date under the Agreement for Disposition of Land for development with the Bush Street Synagogue Cultural Center, for the rehabilitation of 1881 Bush Street and development of the adjacent parcel located at the southeast corner of Bush and Laguna Streets; Western Addition A-2. (Resolution No. 114-93)

NOTE: ITEM (j) WILL NOT BE HEARD BEFORE 4:30 P.M.

- (j) Consideration of Working Paper #3 of the Strategic Plan.

NOTE: ITEM (k) WILL NOT BE HEARD BEFORE 5:30 P.M.

- (k) Presentation of development proposals by Lincoln Metrocenter Partners and the Yerba Buena Entertainment Partners for the CB-2 Entertainment/Retail parcel; Yerba Buena Gardens; Yerba Buena Center.
- (l) Authorizing purchase of theatrical draperies, computerized event ticketing system, theatrical rigging equipment, and theatrical lighting fixtures in the amount of \$532,988 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Visual Arts Center and Yerba Buena Theater; Yerba Buena Center. (Resolution No. 121-93)

Action taken: _____

- (m) Authorizing the issuance of a Request for Proposals (RFP) to prospective developers and approving advertising expenses in connection with the Offering for the development of Parcel EB-2C, located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 122-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) southeast corner of Third and Harrison in Yerba Buena Center with Harrison Development, Inc. (Lawrence Lui). (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUR A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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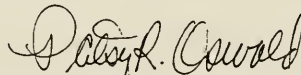
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CALL AND NOTICE OF SPECIAL MEETING
OF THE

// REDEVELOPMENT AGENCY OF THE CITY //
AND COUNTY OF SAN FRANCISCO

Agenda

THE ACTING PRESIDENT OF THE AGENCY HAS CALLED AND NOTICE IS
HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the
City and County of San Francisco will be held in the Third Floor Executive
Conference Room, 770 Golden Gate Avenue, San Francisco, California at
3:30 o'clock p.m. on July 6, 1993 for the purpose of a Closed Session
Pursuant to Government Code Section 54957 on Personnel.



Patsy R. Oswald
Agency Secretary

Dated: July 2, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 6, 1993
4:00 P.M.

TENTATIVE AGENDA

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- 1) Commending Robert B. Isaacson on the occasion of his retirement from the San Francisco Redevelopment Agency.
- 2) Workshop on the proposed Redevelopment Plan Amendment for Yerba Buena Center.
- 3) Authorizing purchase of systems and miscellaneous furniture for the Visual Arts Center and miscellaneous furniture and accessories for the Yerba Buena Theater from funds for Furnishings, Fixtures and Equipment (FF&E) for the Center for the Arts; Yerba Buena Center.
- 4) Authorizing exclusive negotiations with Tenants and Owners Development Corporation for the development of property located at 474-491 Natoma Street; South of Market.
- 5) Authorizing adoption of interim amendments to the Purchasing Policy; appointment of working committee to review Agency's Purchase Policy in regard to participation of Minority and Woman-Owned businesses.
- 6) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed June 28, 1993

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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 6, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.
JUL 02 1993
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1. Recognition of a Quorum
2. Approval of Minutes: Special Meeting, April 26, 1993
3. Matters of Unfinished Business
 - (a) Authorizing exclusive negotiations with Steven L. Tate and Janice R. Trapp for the rehabilitation of 1866 Turk Street; Western Addition A-2. (Resolution No. 113-93) (Continued from June 29, 1993 Meeting).

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Commending and expressing appreciation to Robert B. Isaacson for his services on the occasion of his retirement from the San Francisco Redevelopment Agency of the City and County of San Francisco. (Resolution No. 124-93)

Action taken: _____

REGULAR AGENDA

- (b) Authorizing exclusive negotiations for the disposition of property and authorizing a \$569,488 Loan or Grant Agreement with Tenants and Owners Development Corporation (TODCO) for the development of 24 affordable housing units at 474-491 Natoma Street ("Goodwill Site"); South of Market. (Resolution No. 125-93)

Action taken: _____

- (c) Authorizing adoption of interim amendments to the Agency's Purchasing Policy; (Resolution No. 126-93)

Action taken: _____

OVER

- (d) Approving formation of a working group to review the Purchasing Policy and Procedures and make recommendations. (127-93)

Action taken: _____

- (e) Authorizing purchase of systems and miscellaneous furniture for the Visual Arts Center and miscellaneous furniture and accessories for the Yerba Buena Theater in the amount of \$307,394.52 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Visual Arts Center and Yerba Buena Theater; Yerba Buena Center. (Resolution No. 128-93)

Action taken: _____

- (f) Workshop on the proposed Redevelopment Plan Amendment for Yerba Buena Center.

- (g) Discussion of the Agency's 1993-94 Budget.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUR A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 13, 1993
4:00 P.M.

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

DOCUMENTS DEPT.

JUL 09 1993

SAN FRANCISCO
PUBLIC LIBRARY

NO MEETING ON JULY 13, 1993

Prepared and mailed July 7, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 20, 1993
4:00 P.M.

DOCUMENTS DEPT.

JUL 14 1993

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing extension of exclusive negotiations with Pasqua Inc., for the operation and lease of the Yerba Buena Gardens West Cafe; Yerba Buena Center.
- 2) Authorizing extension of exclusive negotiations with California Creole Cafe for the operation and lease of the Yerba Buena Gardens East Cafe; Yerba Buena Center.
- 3) Briefing on the proposed Redevelopment Plan Amendment for Yerba Buena Center.
- 4) Authorizing the issuance of a Request for Proposals to prospective developers and approving advertising expenses in connection with the offering for the purchase and development of the site located at the northeast corner of Third and Howard Street (EB-2C); Yerba Buena Center.
- 5) Authorizing a Memorandum of Agreement with the United States General Services Administration for the preparation of a joint EIS/EIR related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area.
- 6) Approving a Request for Proposals for consultant assistance with the Executive Director search.
- 7) Authorizing repurchase of residual rights and partial refunding for the Opera Plaza Mortgage Revenue Bonds.
- 8) Authorizing a Rental Agreement with Roberts Ohbayashi for a portion of the property located in the block bounded by Fillmore, Ellis and Eddy Streets (Block 732A), for use as a staging area for construction; Western Addition A-2.
- 9) Progress report on administration of the Housing Opportunities for Persons with Aids (HOPWA).
- 10) Authorizing Termination Agreement with Harrison Development Company, Inc., in connection with Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

- 11) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) 240 Sixth Street, (Knox Hotel), South of Market, with TODCO; (ii) San Francisco Naval Shipyard with the United States Navy; (iii) bounded by Market, Mission, 10th and 11th streets with the United States General Services Administration. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed July 12, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 20, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

JUL 16 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of exclusive negotiations with Pasqua Inc., for the operation and lease of the Yerba Buena Gardens West Cafe; Yerba Buena Center. (Resolution No. 129-93)
- (b) Authorizing an extension of exclusive negotiations with California Creole Cafe for the operation and lease of the Yerba Buena Gardens East Cafe; Yerba Buena Center. (Resolution No. 130-93)
- (c) Authorizing an Agreement with Roberts Ohbayashi for the use of Agency-owned property located on Parcel 732-A, bounded by Eddy, Fillmore and Ellis Streets (westerly half of parcel) for construction staging and storage; Western Addition A-2. (Resolution No. 131-93)
- (d) Travel authorization for Deborah Drickersen Cortez, Development Specialist to travel to Chicago, Illinois, September 30 - October 3, 1993, to attend the first Annual HIV/AIDS Housing Conference sponsored by AIDS Housing of Washington, D.C. (Resolution No. 132-93)

Action taken: _____

REGULAR AGENDA

- (e) Progress report on administration of the Housing Opportunities for Persons with Aids (HOPWA)

OVER

- (f) Approving a Request for Proposals for an Executive Director Search Consultant. (Resolution No. 133-93)

Action taken: _____

- (g) Authorizing repurchase of the residual rights to Opera Plaza Mortgage Revenue Bonds and refund those bonds. (Resolution No. 134-93)

Action taken: _____

- (h) Authorizing a Memorandum of Agreement with the United States General Services Administration for the preparation of a joint EIS/EIR related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area. (Resolution No. 135-93)

Action taken: _____

- (i) Authorizing a Termination Agreement with Harrison Development Company, Inc., in connection with Parcel 3763-A, located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 136-93)

Action taken: _____

- (j) Briefing on the proposed Redevelopment Plan Amendment for Yerba Buena Center.

- (k) Memorializing and commending the extraordinarily productive services of Rai Okamoto to the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 137-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) 240 Sixth Street (Knox Hotel), South of Market with TODCO; (ii) San Francisco Naval Shipyard with the United States Navy; (iii) bounded by Market, Mission, 10th and 11th Streets (10th and Market Redevelopment Survey Area) with the United States General Services Administration. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUR A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: July 27, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

JUL 23 1993

SAN FRANCISCO
PUBLIC LIBRARY

- 7-93
1. Recognition of a Quorum
 - (a) Election of Officers
 2. Approval of Minutes
 3. Matters of Unfinished Business
 4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Sixth Amendment to the Personal Services Contract with the Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$44,333 for the period August 1, 1993 through September 30, 1993; Western Addition A-1, A-2. (Resolution No. 138-93)
- (b) Authorizing a Fourth Amendment to the Personal Services Contract with Urban Economic Development Corporation (UEDC) for technical assistance services in an amount not to exceed \$31,667 for the period August 1, 1993 to September 30, 1993; Western Addition A-1, A-2. (Resolution No. 139-93)
- (c) Authorizing a Fourth Amendment to the Personal Services Contract with Young Community Developers, Inc. to provide employment development assistance in the amount not to exceed \$33,333 for the period August 1, 1993 through September 30, 1993; Hunters Point, India Basin and other Project Areas. (Resolution No. 140-93)
- (d) Authorizing a Fourth Amendment to the Personal Services Contract with Mission Hiring Hall, Inc. to provide employment development assistance services in an amount not to exceed \$36,667 for the period August 1, 1993 through September 30, 1993; South of Market, Yerba Buena Center and other Redevelopment Project Areas. (Resolution No. 141-93)

OVER

- (e) Authorizing a Second Amendment to the Personal Services Contract with South of Market Foundation for business technical assistance services in an amount not to exceed \$25,000 for the period August 1, 1993 through September 30, 1993; South of Market. (Resolution No. 142-93)
- (f) Authorizing a First Amendment to the Personal Services Contract with Women's Initiative for Self-Employment (WISE) for technical assistance services in an amount not to exceed \$6,667 for the period August 1, 1993 through September 30, 1993; Western Addition A-1, A-2, India Basin and Hunters Point. (Resolution No. 143-93)
- (g) Authorizing a First Amendment to the Personal Services Contract with San Francisco Renaissance (SFR) for technical assistance services in an amount not to exceed \$5,000 for the period August 1, 1993 through September 30, 1993; Western Addition A-1, A-2, India Basin and Hunters Point. (Resolution No. 144-93)
- (h) Authorizing an expenditure in an amount not to exceed \$950,000 from the Bayview/Hunters Point and Western Addition Economic Development funds and authorizing a letter agreement with the Mayor's Office of Criminal Justice's Gang Prevention Program to operate the Disadvantaged and High Risk Youth Pilot Employment Program. (Resolution No. 145-93)
- (i) Authorizing an expenditure of \$25,000 to the Yerba Buena Gardens Marketing Alliance for marketing services for the project; Yerba Buena Center. (Resolution No. 146-93)
- (j) Approving replacement of Pete O. Lapid with Harold T. Yee and addition of Cathy Simon and Risa Martyn as members of the Working Group formed to review the interim Purchasing Policy and Procedures. (147-93)
- (j-1) Authorizing a Personal Services Contract with Wes Willoughby in an amount not to exceed \$42,000.00. (Resolution No. 148-93)

Action taken: _____

REGULAR AGENDA

- (k) Authorizing a Professional Services Contract with Tenants and Owners Development Corporation (TODCO) to perform housing and planning related services for an amount not to exceed \$30,500; South of Market. (Resolution No. 149-93)

Action taken: _____

- (l) Authorizing purchase of a telecommunication system in the amount of \$76,589.42 and audio-visual systems in the amount of \$427,810.00 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center. (Resolution No. 150-93)

Action taken: _____

5. Matters not appearing on Agenda

6. Report of the President

7. Report of the Executive Director

8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957 on Personnel.
1. Adjournment

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SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 3, 1993
4:00 P.M.

/// AGENDA

DOCUMENTS DEPT.

JUL 30 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, April 27, May 4, 11, 25, 1993; Special Meetings, May 19, 24, 28, 1993; Closed Sessions, May 4, 28, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approving the assignment and transfer of all right, title and interest in the Agreement for Disposition of Land for redevelopment in connection with the purchase and development of Parcel G-5, located on the easterly side of Diamond Street, south of Beacon Street, and the sale of said Parcel by Kyong Sun Castaneda (Buchbinder) to James F. Kelly and Neil J. Kelly; Diamond Heights Area B-1. (Resolution No. 151-93)
- (b) Authorizing a first amendment to the Agreement for Disposition of Land for redevelopment with James F. Kelly and Neil J. Kelly in connection with the purchase and development of Parcel G-5, located on the easterly side of Diamond Street, south of Beacon Street; Diamond Heights Area B-1. (Resolution No. 152-93)
- (c) Authorizing a first amendment to the Agreement for sale and purchase of real property with Goodwill Industries of San Francisco, San Mateo & Marin Counties Inc. for the purchase of property located at 473-491 Natoma Street and 980 Howard Street; South of Market. (Resolution No. 153-93)

Action taken: _____

OVER

REGULAR AGENDA

- (d) Authorizing a \$2,885,000 funding commitment to the Knox Partners Limited Partnership, for the development of affordable housing at 241 Sixth Street; South of Market. (Resolution No. 154-93)

Action taken: _____

- (e) Authorizing negotiations with KTB Realty Partners, Inc., to provide management, security, operations and maintenance services for the Gardens on Central Block Two (CB-2); Yerba Buena Center. (Resolution No. 155-93)

Action taken: _____

- (f) Authorizing the Redevelopment Agency of the City and County of San Francisco to provide funding for a Professional Services Contract in an amount not to exceed \$200,000 with the San Francisco Housing Development Corporation. (Resolution No. 156-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 10, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

AUG 06 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes:
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Presentation of a report to the Mayor by the Department of City Planning on matters related to the Terminal Separator and Transbay Terminal and authorizing a resolution supporting the Mayor's recommendation to the Board of Supervisors for their action on the matter. (Resolution No. 157-93)

Action taken: _____

- (b) Establishing a YBG Policy Advisory Committee for oversight of security, operations and maintenance issues on Central Block 2 and 3 and appointing members thereto; Yerba Buena Center. (Resolution No. 158-93)

Action taken: _____

- (c) Authorizing an amendment of predevelopment loan agreement with Housing Development and Neighborhood Preservation Corporation in the amount of \$398,768 for the development of 101 Valencia Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 159-93)

Action taken: _____

- (d) Approving a modification to the affordable housing provisions of the Agency's Housing Participation Policy for Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 160-93)

Action taken: _____

- (e) Approving a waiver of the affordable housing provisions of the Agency's Housing Participation Policy for Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 161-93)

Action taken: _____

5. Matters not appearing on Agenda

OVER

6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) 55 Fourth Street in Yerba Buena Center with the Marriott Hotel. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 17, 1993
4:00 P.M.

DOCUMENTS DEPT.

AGENDA

AUG 16 1993

SAN FRANCISCO
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings: April 27, June 1, 1993; Special Meeting: May 19, 1993; Closed Sessions: June 1, July 6, 1993; Special Closed Sessions: July 6, 13, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a first amendment, which defers interest-only payments, to two loan agreements with Hospice By The Bay in connection with the development of a 51 bed facility for persons with HIV/AIDS at 141 Leland Avenue; as part of the Citywide Housing Program. (Resolution No. 163-93)
- (b) Authorizing a repayment date extension of a Predevelopment Loan to Housing Preservation and Neighborhood Development Corporation in connection with the development of affordable housing on Agency-owned land located at 7th and Natoma Streets; South of Market. (Resolution No. 164-93)
- (c) Authorizing a fourth amendment to the Agreement for Disposition of Land for development with GP/TODCO, in connection with the property located at 241 Sixth Street; South of Market. (Resolution No. 165-93)
- (d) Approving an amendment to the Grant Agreement with the Mexican Museum which changes the use of the \$50,000 allocated to them from the 1992-93 budget; Yerba Buena Center. (Resolution No. 166-93)

Action taken: _____

OVER

REGULAR AGENDA

- (e) Authorizing the issuance of a Request for Proposals to prospective developers and approving advertising expenses in connection with the offering for the purchase and development of Parcel EB-2C located at the northeast corner of Third and Howard Streets; Yerba Buena Center. (Resolution No. 167-93)

Action taken: _____

- (f) Consideration of the Agency's Strategic Plan and integration of economic development functions which reflect the broader mission of the Agency.

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) northwest corner of Eddy and Webster Streets in the Western Addition A-2 with Fillmore Market Place Associates. (b) Pursuant to Government Code Section 54956.9(a) concerning pending litigation in regard to Independent Housing Services vs. Fillmore Center, et. al. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
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5. There is accessible parking available for the meeting/hearing for mobility impaired individuals at the back of the 770 Golden Gate Avenue building (in the San Francisco City Employees' Credit Union parking lot off Gough Street, between Turk Street and Golden Gate Avenue).
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO // REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 24, 1993
4:00 P.M.

TENTATIVE AGENDA

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AUG 18 1993

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a \$210,000 increase in the Agency's funding commitment to Mission Housing Development Corporation with respect to its affordable housing development, located at 1290-1294 Potrero Avenue, as part of the Citywide Tax Increment Housing Program.
- 2) Authorizing an amendment to the Guaranteed Loan Program for \$250,000 for its expansion into the Western Addition Area A-2.
- 3) Authorizing the issuance of Request for Qualifications for the disposition and development of the Keith Street parcel located on the south side of Keith Street at Hudson Avenue and approving advertising expenses in connection with the offering of the parcel; Hunters Point.
- 4) Authorizing exclusive negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson, for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street for a mixed-use development composed of residential condominium and retail uses; Western Addition A-2. (Continued from June 22, 1993 meeting.)

THE ITEM LISTED BELOW WILL NOT BE HEARD BEFORE 5:00 P.M.

- 5) Presentation by Rosa Rivera on the status of the Agency's \$1,000,000 24th Street Revitalization Program.
- 6) Closed Session: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed August 16, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 24, 1993
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, June 8, 15, 1993
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Authorizing a \$210,000 increase in the Agency's funding commitment to Mission Housing Development Corporation, in connection with the development of affordable housing at 1290-1294 Potrero Avenue, as part of the Citywide Tax Increment Housing Program. (Resolution No. 168-93)

Action taken: _____

- (b) Reallocating \$250,000 from the Western Addition Direct Loan Program for the expansion of the Agency's Guaranteed Loan Program (Small Business Recovery Fund) into the Western Addition Area A-2. (Resolution No. 169-93)

Action taken: _____

- (c) Authorizing the issuance of a Request For Qualifications for the development of the Keith Street parcel located on the south side of Keith Street at Hudson Avenue and approving advertising expenses for the offering of the parcel; Hunters Point. (Resolution No. 170-93)

Action taken: _____

- (d) Presentation by Rosa Rivera on the status of the Agency's \$1,000,000 24th Street Revitalization Program.

- (e) Authorizing execution of a contract for Demolition and Site Clearance of 693 Mission Street (Williams Building); Yerba Buena Center. (Resolution No. 171-93)

Action taken: _____

- (f) Staff Report on the University of California at San Francisco (UCSF).

5. Matters not appearing on Agenda
6. Report of the President

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7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with Pasqua, Inc. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

163
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

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AUG 26 1993 DATE: August 31, 1993

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4:00 P.M.

TENTATIVE AGENDA

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- 1) Public Hearing and authorizing entering into a lease in connection with the property located within the second floor of the Marriott Hotel at 55 4th Street; Yerba Buena Center.
- 2) Authorizing a fifth amendment, which revises the terms of the Payment of Land Price, the Schedule of Performance, and the Additional Terms, Covenants and Conditions of the Agreement for Disposition of Land for development with Fillmore Market Place Associates, L.P., in connection with the purchase and development of parcel 732-B, located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 3) Authorizing execution of Gardens Management Contract with KTB Realty Partners, Inc. for the management, security and operation of Yerba Buena Gardens on Central Block 2; Yerba Buena Center.
- 4) Workshop on the Agency's Inclusionary Housing Policy.
- 5) Authorizing negotiations with: The Jefferson EIP Joint Association; Korve Engineering; Williams-Kuebelbeck & Associates; and Simon Martin-Vegue Winkelstein Moris as consultants to assist the Agency in the completion of land uses planning tasks for the Hunters Point Shipyard.
- 5) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed August 23, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: August 31, 1993
4:00 P.M.

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, June 22, 29, 1993
3. Matters of Unfinished Business
4. Matters of New Business

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21 to extend the term through September 30, 1993. (Resolution No. 172-93)
- (b) Authorizing an amendment to the Memorandum of Agreement with United Public Employees Local 790 to extend the term through September 30, 1993. (Resolution No. 173-93)

Action taken: _____

REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in a lease in connection with the property located at 55 4th Street, Marriott Hotel; Yerba Buena Center

Authorizing entering into a lease in connection with the property located within the second floor of the Marriott Hotel at 55 4th Street; Yerba Buena Center. (Resolution No. 174-93)

Action taken: _____

- (d) Authorizing execution of a Gardens Management Contract with KTB Realty Partners, Inc. to provide management, maintenance, operations, janitorial and security services for the Gardens on Central Block Two (CB-2); Yerba Buena Center. (Resolution No. 175-93)

Action taken: _____

- (e) Authorizing negotiations with Jefferson EIP Joint Association; Korve Engineering; Williams-Kuebelbeck & Associates; and Simon Martin-Vegue Winkelstein Moris to provide environmental planning, transportation planning, real estate economics, and planning/architectural graphics services; Hunters Point Shipyard. (Resolution No. 176-93)

Action taken: _____

- (f) Authorizing a fifth amendment, which revises the Terms of the Payment of Land Price, the Schedule of Performance, and the Additional Terms, Covenants and Conditions of the Agreement for Disposition of Land for development with Fillmore Market Place Associates, L.P., in connection with the purchase and development of Parcel 732-B, located at the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 177-93)

Action taken: _____

- (g) Commending and expressing appreciation to Sonia S. Bolanos for her service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 178-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21.
(b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 7, 1993

4:00 P.M.

AUG 31 1993

TENTATIVE AGENDA

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NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing exclusive negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson for the purchase and development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and commercial uses; Western Addition A-2.
- 2) Authorizing purchase of microphones and accessories in the amount of \$57,599.03 and lift equipment in the amount of \$27,994.89 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center.
- 3) Approving final documents for Opera Plaza residual rights repurchase and refunding of bonds.
- 4) Authorizing travel for Deputy Executive Director, Finance, to travel to Santa Monica October 7-8, 1993, to speak at the Western Public Finance Conference.
- 5) Authorizing a contract for consultant services related to the Executive Director Search.
- 6) Authorizing the Project Director, Yerba Buena Center, to travel to Denver, Colorado October 20-27, 1993, to attend the Annual NAHRO Conference.
- 7) Workshop on the Agency's Housing Participation (inclusionary housing) Policy.
- 8) Authorizing amendments to the purchase amount of systems and miscellaneous furniture from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center.
- 9) Closed Session: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed August 31, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

3
17/193
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 7, 1993
4:00 P.M.

AGENDA

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1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, July 6, 1993; Closed Sessions; May 25, June 8, 15, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing purchase of microphones and accessories in the amount of \$57,599.03 and lift equipment in the amount of \$27,994.89 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center. (Resolution No. 179-93)
- (b) Authorizing an increase in the amount of \$45,093.96 to the previously approved purchase amount for systems and miscellaneous furniture from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center. (Resolution No. 180-93)
- (c) Authorizing the Project Director, Yerba Buena Center, to travel to Denver, Colorado October 22-27, 1993, to attend the Annual NAHRO Conference. (Resolution No. 181-93)
- (d) Authorizing travel for the Deputy Executive Director, Finance, to travel to Santa Monica October 7-8, 1993, to speak at the Western Public Finance Conference. (Resolution No. 182-93)

Action taken: _____

REGULAR AGENDA

- (e) Workshop on the Agency's Housing Participation (inclusionary housing) Policy.

OVER

- (f) Authorizing exclusive negotiations with a joint venture to be formed and composed of Marc Facio and S. Osborn Erickson for the purchase and development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street, for a mixed-use development composed of residential condominium and commercial uses; Western Addition A-2. (Resolution No. 183-93)

Action taken: _____

- (g) Authorizing a contract for consultant services related to the Executive Director Search. (Resolution No. 184-93)

Action taken: _____

- (h) Authorizing the Agency to send a letter to Senator Dianne Feinstein supporting an increased appropriation for the Housing Opportunities for Persons with Aids Program (HOPWA). (Resolution No. 185-93)

Action taken: _____

- (i) Presentation on the 24th Street Revitalization Program.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (b) Pursuant to Government Code Section 54956.8 regarding real property negotiations for the property located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 14, 1993
2:30 P.M.

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SEP 10 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes:
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Workshop to review proposals to develop the Central Block Two (CB-2) Entertainment/Retail Site in Yerba Buena Gardens; Yerba Buena Center.
5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 21, 1993
4:00 P.M.

DOCUMENTS DEPT.

SEP 15 1993

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Authorizing a fourth amendment for \$45,000 to the Landscape Architectural Agreement with Omi Lang Associates; Yerba Buena Center.
- 2) Authorizing a waiver of Housing Participation Policy with respect to Site F-1 at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 3) Authorizing issuance of Request for Proposals for development of Site F-1 at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 4) Authorizing the adoption of rules for Yerba Buena Gardens; Yerba Buena Center.
- 5) Approving a First Amendment to the final plan, which revises programmatic uses for \$2 million of Agency funds reserved for economic development activities in Chinatown; as part of the approved Chinatown Economic Development Program.
- 7) Authorizing a first Amendment to a Personal Services Contract with the Chinatown Economic Development Group, which provides for an additional \$116,000 in administrative expenses during 1993-94; as part of the approved Chinatown Economic Development Program.
- 8) Authorizing a Personal Services Contract for \$50,000 with the Chinatown Merchants Association to co-sponsor and coordinate an October Moon Festival Street Fair; as part of the approved Chinatown Economic Development Program.
- 9) Authorizing a Seventh Amendment to the Personal Services Contract with Ella Hill Hutch Community Center (EHHCC) for employment services in an amount not to exceed \$221,667 for the period from October 1, 1993 to July 31, 1994; Western Addition A-1 & A-2.
- 10) Authorizing a Fifth Amendment to the Personal Services Contract with Young Community Developers, Inc. (YCD) to provide employment development in an amount not to exceed \$166,667 for the period of October 1, 1993 to July 31, 1994; Bayview/Hunters Point and India Basin.
- 11) Authorizing a Fifth Amendment to the Personal Services Contract with South of Market Employment Center/Mission Hiring Hall, Inc. (SMC) to provide employment development services in an amount not to exceed \$183,333 for the period of October 1, 1993 to July 31, 1994; South of Market, Yerba Buena and other Redevelopment Project Areas.

- 12) Authorizing a Third Amendment to the Personal Services Contract with South of Market Foundation (SoMaF) for business technical assistance services for an amount not to exceed \$125,000 for the period of October 1, 1993 to July 31, 1994; South of Market.
- 13) Authorizing a Fifth Amendment to the Personal Services Contract with Urban Economic Development Corporation (UEDC) for business technical assistance services in an amount not to exceed \$143,666 for the period October 1, 1993 to July 31, 1994; Western Addition A-1, A-2, India Basin and Hunters Point.
- 14) Authorizing a Second Amendment to the Personal Services Contract with Women's Initiative for Self Employment (WISE) for business technical assistance services for an amount not to exceed \$26,500 for the period October 1, 1993 to July 31, 1994; Western Addition A-1, A-2, India Basin and Hunters Point.
- 15) Authorizing a Second Amendment to the Personal Services Contract with San Francisco Renaissance (SFR) for business technical assistance services for an amount not to exceed \$26,500 for the period October 1, 1993 to July 31, 1994; Western Addition A-1, A-2, India Basin and Hunters Point.
- 16) Authorizing a loan of \$233,500 to perform a study of alternative re-use plans for the Transbay Terminal/Terminal Separator.
- 17) Authorizing Exclusive Negotiations with a developer to develop the Central Block Two (CB-2) Entertainment/Retail Site in Yerba Buena Gardens; Yerba Buena Center.
- 18) Authorizing the assignment of a Land Disposition Agreement with Las Villas Partnership to a reorganized entity of Las Villas Partnership for the development of Site S-6 located on the southwest corner of Newcomb and La Salle Avenues; Hunters Point.
- 19) Authorizing the amendment of a Land Disposition Agreement with Las Villas Partnership to a reorganized entity of Las Villas Partnership for the development of Site S-6 located on the southwest corner of Newcomb and LaSalle Avenues; Hunters Point.
- 20) Authorizing purchase of Forum portable riser and platform system from the approved budget for Furnishings, Fixtures, and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center.
- 21) Closed Session: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed September 14, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 21, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.

SEP 23 1993
SAN FRANCISCO
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1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting - July 20 and 27, 1993;
Closed Session - May 25, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a \$45,000 Fourth Amendment to the Landscape Architectural Agreement with Omi Lang Associates; Yerba Buena Center.
(Resolution No. 186-93)
- (b) Authorizing purchase of Stage Riser and Seating Platform System from Stageright in the amount of \$150,270 from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings; Yerba Buena Center. (Resolution No. 187-93)

Action taken: _____

REGULAR AGENDA

- (c) Approving a First Amendment to the final plan, which revises programmatic uses for \$2 million of Agency funds reserved for economic development activities in Chinatown; as part of the approved Chinatown Economic Development Program. (Resolution No. 188-93)

Action taken: _____

- (d) Authorizing a First Amendment to a Personal Services Contract, which provides an additional \$116,000 in administrative funds for 1993-94, with the Chinatown Economic Development Group; as part of the approved Chinatown Economic Development Program. (Resolution No. 189-93)

Action taken: _____

- (e) Authorizing a Personal Services Contract for \$50,000 with the Chinatown Merchants Association to co-sponsor and coordinate an October Moon Festival Street Fair; as part of the approved Chinatown Economic Development Program. (Resolution No. 190-93)

Action taken: _____

- (f) Authorizing a Seventh Amendment to the Personal Services Contract with Ella Hill Hutch Community Center (EHHCC) to provide employment development services in an amount not to exceed \$221,667 for the period October 1, 1993 through July 31, 1994; Western Addition A-1 & A-2. (Resolution No. 191-93)

Action taken: _____

- (g) Authorizing a Fifth Amendment to the Personal Services Contract with Young Community Developers, Inc. (YCD) to provide employment development assistance in an amount not to exceed \$166,667 for the period October 1, 1993 through July 31, 1994; Hunters Point, India Basin and other Redevelopment Project Areas. (Resolution No. 192-93)

Action taken: _____

- (h) Authorizing a Fifth Amendment to the Personal Services Contract with Mission Hiring Hall, Inc. to provide employment development assistance services in an amount not to exceed \$183,333 for the period October 1, 1993 through August 1, 1994; South of Market, Yerba Buena Center and other Redevelopment Project Areas. (Resolution No. 193-93)

Action taken: _____

- (i) Authorizing a Third Amendment to the Contract with the South of Market Foundation in an amount not to exceed \$145,000 for the period October 1, 1993 through July 31, 1994; South of Market. (Resolution No. 194-93)

Action taken: _____

- (j) Authorizing a Fifth Amendment to the Personal Services Contract with Urban Economic Development Corporation (UEDC) for technical assistance services in an amount not to exceed \$158,333 for the period October 1, 1993 through July 31, 1994; Western Addition A-1 and A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 195-93)

Action taken: _____

- (k) Authorizing a Second Amendment to the Personal Services Contract with the Women's Initiative for Self Employment (WISE) for technical assistance services in an amount not to exceed \$26,500 for the period October 1, 1993 through July 31, 1994; Western Addition A-1 and A-2, India Basin and Hunters Point Redevelopment Project Areas. (Resolution No. 196-93)

Action taken: _____

- (l) Authorizing a Second Amendment to the Personal Services Contract with San Francisco Renaissance (SFR) for technical assistance services in an amount not to exceed \$26,500 for the period October 1, 1993 to July 31, 1994; Western Addition A-1 and A-2, India Basin, Hunters Point and South of Market Redevelopment Project Areas. (Resolution No. 197-93)

Action taken: _____

- (m) **Public Hearing to hear all persons interested in the assignment of a Land Disposition Agreement with Las Villas Partnership to a restructured Las Villas Partnership; Hunters Point**

Authorizing the assignment of a Land Disposition Agreement with Las Villas Partnership to a restructured Las Villas Partnership for the development of Site S-6 located on the southwest corner of Newcomb and La Salle Avenues; Hunters Point. (Resolution No. 198-93)

Action taken: _____

- (n) Authorizing the amendment of a Land Disposition Agreement with Las Villas Partnership for the development of Site S-6 located on the southwest corner of Newcomb and LaSalle Avenues; Hunters Point. (Resolution No. 199-93)

Action taken: _____

- (o) Establishing Rules for the public areas in Yerba Buena Gardens and requesting the Board of Supervisors to enact an ordinance which extends the San Francisco Park Code to the Yerba Buena Gardens, adds certain provisions to the code which protect the Gardens and its visitors, and allows the Agency to issue permits and set miscellaneous rules for the Gardens; Yerba Buena Gardens. (Resolution No. 200-93)

Action taken: _____

- (p) Authorizing the use of \$233,500 to perform a study of alternative re-use plans for the Transbay Terminal/Terminal Separator. (Resolution No. 201-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (A) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (B) Pursuant to Government Code Section 54956.8 regarding real property negotiations for the property located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with California Creole. (C) Pursuant to Government Code Section 54956.9(b)(1), threatened litigation from (a) Sumitomo Construction America, Inc. and (b) Stolte, a Division of PCL Construction Services, Inc. (D) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: September 28, 1993
4:00 P.M.

TENTATIVE AGENDA

DOCUMENTS DEPT.

SEP 23 1993

SAN FRANCISCO
PUBLIC LIBRARY

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- 1) Workshop and approving the preliminary construction documents for the Children's Center buildings on Central Block Three; Yerba Buena Center.
- 2) Workshop and approving the revised design development drawings for the Children's Garden on Central Block Three; Yerba Buena Center.
- 3) Authorizing an extension of exclusive negotiations with Steven L. Tate and Janice R. Trapp for the purchase and rehabilitation of 1866 Turk Street, located on the north side of Turk between Divisadero and Broderick Streets; Western Addition A-2.
- 4) Authorizing a funding commitment for an amount not to exceed \$305,200 for Art Space Partners to acquire 29 affordable live-work units to be developed at 18th and Arkansas Streets.
- 5) Authorizing a revision of the repayment terms of a predevelopment loan with GP/TODCO and approving a \$75,000 development of affordable housing at 241 6th Street.
- 6) Authorizing a waiver of Housing Participation Policy with respect to Site F-1 at the southwest corner of Bryant and Delancey streets; Rincon Point-South Beach.
- 7) Authorizing issuance of Request for Proposals for development of Site F-1 at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach.
- 8) Approval of Executive Director position profile.
- 9) Authorizing establishment of a contract for \$188,500 with Crosby, Helmich Architects to perform a study of re-use alternatives for the Transbay Terminal/Terminal Separator.
- 10) Authorizing an amendment to the Personal Services Contract with San Francisco Housing Development Corporation for Affordable Housing Development and Homeownership Counseling increasing the contract amount from \$200,000 to 238,000.
- 11) Consideration of a request from Soco Limited for an extension of the compliance date with the affordable housing conditions of an Owner Participation Agreement for the Post International Development, located at the northeast corner of Gough and Post Streets; Western Addition A-1.

OVER

- 12) Authorizing the commitment of predevelopment loan funds in the amount of \$75,000 and the execution of a predevelopment loan agreement with the Housing Conservation and Development Corporation for the development of Site HH-1; Hunters Point.
- 13 Closed Session: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (b) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed September 20, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: SEPTEMBER 28, 1993
4:00 P.M.

AGENDA

DOCUMENTS DEPT.
SEP 29 1993
SAN FRANCISCO
PUBLIC LIBRARY

- 93
1. Recognition of a Quorum
 2. Approval of Minutes: - Regular Meeting, August 10, 1993; Closed Sessions, June 22 and 29, 1993.
 3. Matters of Unfinished Business
 - (a) Approving a waiver of the Housing Participation Policy for Site F-1, located at the southwest corner of Delancey and Bryant Streets; Rincon Point-South Beach. (Resolution No. 161-93)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

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- (a) Authorizing extension of Exclusive Negotiations with Steven L. Tate and Janice R. Trapp for the purchase and rehabilitation of 1866 Turk Street; Western Addition A-2. (Resolution No. 202-93)
- (b) Authorizing a contract for with Crosby, Helmich Architects to perform a study of re-use alternatives for the Transbay Terminal/Terminal Separator in an amount not to exceed \$188,500. (Resolution No. 203-93)
- (c) Authorizing an amendment to the Personal Services Contract between the San Francisco Housing Development Corporation and the Agency for funding in an amount not to exceed \$228,774; Hunters Point/Western Addition. (Resolution No. 204-93)

Action taken: _____

REGULAR AGENDA

- (d) Authorizing a revision of the repayment terms of a Predevelopment Loan with GP/TODCO and approving a \$75,000 development fee for GP/TODCO in connection with the development of affordable housing at 241 Sixth Street; South of Market. (Resolution No. 205-93)

Action taken: _____

- (e) Authorizing the issuance of a Request for Proposals for the purchase and development of Site F-1, located at the southwest corner of Bryant and Delancey Streets; Rincon Point-South Beach. (Resolution No. 206-93)

Action taken: _____

- (f) Consideration of a request from SOCO Limited for an extension of the compliance date with the affordable housing conditions of an Owner Participation Agreement for the Post International Development, located at the northeast corner of Gough and Post Streets; Western Addition A-1.

Action taken: _____

- (g) Authorizing an Amendment to the Predevelopment Loan Agreement with the Housing Conservation and Development Corporation to provide additional funds not to exceed \$100,000 to cover Predevelopment expenses associated with the development of Site HH-1, located on the southeast corner of Kiska Road and Ingalls Avenue, a portion of which is in Hunters Point, as part of the Citywide Tax Increment Housing Program. (Resolution No. 207-93)

Action taken: _____

- (h) Approving the position profile for recruitment of an Executive Director. (Resolution No. 208-93)

Action taken: _____

- (i) Workshop on the Preliminary Construction Documents for the Children's Center buildings on Central Block Three; Yerba Buena Gardens.

- (j) Workshop and conditionally approving the revised Design Development Drawings for the Children's Garden on Central Block Three; Yerba Buena Gardens. (Resolution No. 209-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session: (A) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21.
(B) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

**TO THE PUBLIC: SHOULD YOU WISH TO ADDRESS THE
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(PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT
THE COMPLETED CARD TO THE AGENCY SECRETARY**

SAN FRANCISCO REDEVELOPMENT AGENCY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 5, 1993
4:00 P.M.
DOCUMENTS DEPT.
SEP 23 1993

SAN FRANCISCO
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TENTATIVE AGENDA

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- 1) Authorizing an extension of Local 21 and Local 790 Memoranda of Agreement.
- 2) Authorizing an amendment to the Personal Services Contract with Shannon Associates to incorporate additional positions and finalize classification and salary plans.
- 3) Public Hearing authorizing the execution of a Land Disposition Agreement with the Housing Conservation and Development Corporation for the acquisition and development of Site HH-1, located on the southeast corner of Kiska Road and Ingalls Avenue, a portion of which is in the Hunters Point Project Area.
- 4) Awarding Demolition and Site Clearance contract No. 86 for the demolition and site clearance of 1694-96 Sutter Street and the concrete block structure in the parking lot located at the northwest corner of Myrtle Street and Van Ness Avenue, to Ferma Corporation in an amount not to exceed \$68,911; Western Addition A-2.
- 5) Authorizing a fifth amendment increasing the amount payable by \$433,000 to the Construction Management Contract with Turner Construction Company; Yerba Buena Center.
- 6) Authorizing an eleventh amendment which increases the amount payable by \$130,000 and makes other changes to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center.
- 7) Authorizing an eighth amendment which increases the amount payable and makes other changes to the Record Architect Agreement with James Stewart Polshek and Partners; Yerba Buena Center.
- 8) Authorizing an amendment to the approved change order procedures for the Yerba Buena Gardens Construction Contracts increasing the amount by 4 per cent of the contract amount; Yerba Buena Center.
- 9) Public Hearing and authorizing a lease for the West Cafe, Yerba Buena Gardens, with Pasqua, Inc.; Yerba Buena Center.
- 10) Public Hearing and authorizing a lease for the East Cafe, Yerba Buena Gardens, with California Creole Cafe, Inc.; Yerba Buena Center.
- 11) Authorizing execution of a predevelopment loan for \$75,000 with Housing for Independent People for the development of 21 units for mentally disabled persons at 1096 Eddy Street; as part of the Citywide Tax Increment Housing Program.

OVER

- 12) Authorizing a fourteenth amendment of \$120,000 to the Architectural Agreement with MGA Partners for extended services related to the Esplanade; Yerba Buena Center.
- 13) Authorizing a fifth amendment of \$15,000 to the Landscape Architectural Agreement with Omi Lang Associates for extended services related to the East Garden; Yerba Buena Center.
- 14) Conditionally approving the Preliminary Construction Documents for the Central Block Three Children's Center Buildings and adjusting the Agency construction budget therefore, within the total project construction budget; Yerba Buena Center.
- 15) Authorizing a \$992,000 settlement with Stolte, a division of PCL, for extended overhead and other claims related to construction of the Esplanade; Yerba Buena Center.
- 16) Authorizing a Personal Services Contract with SBB Communications for an amount not to exceed \$18,580 to assist the Hunters Point Shipyard Citizens Advisory Committee in their conference in January 1994; Hunters Point Shipyard.
- 17) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed September 27, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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4. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

193

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 12, 1993

4:00 P.M.
DOCUMENTS DEPT.

OCT 7 1993

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

NO MEETING ON OCTOBER 12, 1993

Prepared and mailed October 5, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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9/92

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 19, 1993
4:00 P.M.

DOCUMENTS DEPT.

OCT 18 1993

SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, August 17, 24, 31, 1993
3. Matters of Unfinished Business
 - (a) Authorizing a \$75,000 Predevelopment Loan Agreement with Housing for Independent People for development of 21 units for mentally disabled persons at 1096 Eddy Street (a vacated portion of Octavia Street), Western Addition A-1; as part of the Citywide Tax Increment Housing Program. (Resolution No. 214-93)(Continued from meeting October 5, 1993)

Action taken: _____

- (b) Approval of a Letter Agreement in the amount of \$205,000 with the Department of City Planning for master planning and environmental review services; Hunters Point Shipyard. (Resolution No. 217-93)(Continued from meeting October 5, 1993)

Action taken: _____
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Contract with the EBA School of Art to design, fabricate, and install banners on Sixth Street for an amount not to exceed \$27,000; South of Market. (Resolution No. 229-93)
- (b) Authorizing the re-issuance and extension of a Request for Qualifications for the development of the Keith Street parcel located on the south side of Keith Street at Hudson Avenue, and approving advertising expenses for the offering of the parcel; Hunters Point. (Resolution No. 230-93)

Action taken: _____

OVER

REGULAR AGENDA

- (c) Conditionally approving the preliminary construction documents for the Central Block Three Children's Center buildings; Yerba Buena Center. (Resolution No. 231-93)

Action taken: _____

- (d) Authorizing exclusive negotiations with Prima Coffee Roastery, Inc., for the lease of space within the southern portion of the Pier 38 Bulkhead Building for the development and operation of a cafe and office; Rincon Point-South Beach. (Resolution No. 232-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

1993
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 26, 1993
4:00 P.M.

DOCUMENTS DEPT.

OCT 20 1993

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Establishing policy for waiving requirements for full berthing fees for interim use of vacant slips in South Beach Harbor for non profit community organizations and other groups; Rincon Point-South Beach.
- 2) Authorizing a contract with Jefferson EIP Joint Association in an amount not to exceed \$750,000 over a three year period for development of an Environmental Impact Report; Hunters Point Shipyard.
- 3) Authorizing a contract with Williams Kuebelbeck and Associates in an amount not to exceed \$200,000 over a three year period for real estate economic and financial consultation; Hunters Point Shipyard.
- 4) Authorizing a contract with Korve Engineering in an amount not to exceed \$275,000 over a three year period for transportation planning and consultation; Hunters Point Shipyard.
- 5) Authorizing a contract with Simon Martin-Vegue Winkelstein Moris in an amount not to exceed \$150,000 over a three year period for planning graphics and consultation; Hunters Point Shipyard.
- 6) Rescinding the prior Center for the Arts FF&E purchase authorization of stacking chairs from MG West and approve purchase of same from Lee Pierce.
- 7) Authorizing payment of premiums to Rollins Hudig Hall in an estimated amount of \$48,605 for renewal of South Beach Harbor insurance coverage.
- 8) Authorizing the Agency to enter into a program agreement with WestAmerica Bank as the third bank in the Agency's Guaranteed Loan Program in the South of Market and Western Addition Project Areas.
- 9) Authorizing a second amendment to Agreement for the Sale and Purchase of Real Property with Goodwill Industries of San Francisco, San Mateo and Marin Counties, Inc., for the purchase of property located at 473-491 Natoma Street and 980 Howard Street; South of Market.
- 10) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: October 26, 1993
4:00 P.M.

DOCUMENTS DEPT.

OCT 22 1993

SAN FRANCISCO
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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, September 7, 14, 21, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Rescinding from the approved budget for Furnishings, Fixtures and Equipment (FF&E) for the Cultural Buildings the prior Center for the Arts FF&E purchases authorization for stacking and other miscellaneous chairs and associated hardware from MG West and authorizing purchase of same from Rucker-Fuller; Yerba Buena Center. (Resolution No. 233-93)
- (b) Authorizing payment of premiums to Rollins Hudig Hall in an estimated amount of \$48,605 for renewal of South Beach Harbor insurance coverage. (Resolution No. 234-93)
- (c) Authorizing submittal of a Supplemental Budget Request to the Board of Supervisors for the continuation of two architectural positions. (Resolution No. 235-93)
- (d) Authorizing a second amendment to Agreement for the Sale and Purchase of Real Property which increases the purchase price by \$86,000 with Goodwill Industries of San Francisco, San Mateo and Marin Counties, Inc., for the purchase of property located at 473-491 Natoma Street and 980 Howard Street; South of Market. (Resolution No. 236-93)

Action taken: _____

REGULAR AGENDA

- (e) Authorizing a Personal Services Contract for environmental planning (EIR) with Jefferson EIP Joint Association in an amount not to exceed \$750,000; Hunters Point Shipyard. (Resolution No. 237-93)

Action taken: _____

- (f) Authorizing a Personal Services Contract for transportation planning with Korve Engineering in an amount not to exceed \$275,000; Hunters Point Shipyard. (Resolution No. 238-93)

Action taken: _____

- (g) Authorizing a Personal Services Contract for real estate economics with Williams Kuebelbeck and Associates in an amount not to exceed \$175,000; Hunters Point Shipyard. (Resolution No. 239-93)

Action taken: _____

- (h) Authorizing a Personal Services Contract for planning communications with Simon Martin-Vegue Winkelstein Moris in an amount not to exceed \$200,000; Hunters Point Shipyard. (Resolution No. 240-93)

Action taken: _____

- (i) Authorizing the execution of the Small Business Recovery Fund (SBRF) Program Agreement with WestAmerica Bank; South of Market and Western Addition A-2 Project Areas. (Resolution 241-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DOCUMENTS DEPT.

DATE: November 2, 1993

OCT 27 1993

4:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

NO MEETING ON NOVEMBER 2, 1993

Prepared and mailed October 25, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



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CALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY

AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.

NOV 1 1993

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PUBLIC LIBRARY

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13/93

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, A MAJORITY OF THE MEMBERS OF THE AGENCY COMMISSION HAS CALLED AND NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Third Floor Commission Board Room, 770 Golden Gate Avenue, San Francisco, California at 4:00 o'clock p.m., Wednesday, November 3, 1993 for the purpose of transacting the following items of business:

- (i) Authorizing exclusive negotiations with a developer for the CB-2 Entertainment-Retail Site in Yerba Buena Gardens; Yerba Buena Center.
- (ii) Approval of a Letter Agreement with the Department of City Planning for master planning and environmental review services; Hunters Point Shipyard.
- (iii) Consideration of Executive Director Search Process.
- (iv) Closed Session: Pursuant to Government Code Section 54957 on Personnel.

Estelle Crawford
Estelle Crawford
Acting Agency Secretary

Dated: October 29, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 9, 1993

DOCUMENTS DEPT. 4:00 P.M.

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Approval of the first amendment to the Environmental Services Contract with Orion Environmental Associates to add \$12,850; San Francisco General Hospital parking facility.
- 2) Approval of the fifth amendment to the Environmental Services Contract with Environmental Science Associates to add \$23,400; Yerba Buena Center.
- 3) Presentation by Project Sentinel on fair housing monitoring of Agency-financed rental apartment projects.
- 4) Approving the first annual operating budget for the maintenance, security and operations of Yerba Buena Gardens for the period September 1, 1993 through June 30, 1994; Yerba Buena Center.
- 5) Authorization to off set rent owed by Western Commercial Partnership II in the amount of \$68,025; Western Addition A-2.
- 6) Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed November 1, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 9, 1993
4:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, September 28, October 5, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of the first amendment to the Agreement for professional services which increases the amount by \$12,850 payable thereunder with Orion Environmental Associates, in connection with the preparation of a supplemental Environmental Impact Report for the parking facility for the San Francisco General Hospital. (Resolution No. 244-93)
- (b) Authorizing a the fifth amendment to the Agreement for professional services which increases the amount by \$23,400 payable thereunder with Environmental Science Associates, Inc. in connection with the preparation of an addendum to the subsequent Environmental Impact Report; Yerba Buena Center. (Resolution No. 245-93)
- (c) Authorization to off-set rent owed by Western Commercial Partnership II (WCP II) in the amount of \$68,025 in exchange for free office space for five years, in the building owned by Western Commercial Partnership II located at 1426 Fillmore Street to operate a small business incubator; Western Addition A-2. (Resolution No. 246-93)

Action taken: _____

REGULAR AGENDA

- (d) Approving the first annual operating budget for the period September 1, 1993 through June 30, 1994 for the management, security, operations and maintenance of Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 247-93)

Action taken: _____

- (e) Authorizing a \$884,000 loan to 480 Valencia Associates for the construction of fifty-nine units of rental housing at 440 Valencia Street as part of the Citywide Tax Increment Housing Program. (Resolution No. 248-93)

Action taken: _____

- (f) Approving an Executive Summary of the Strategic Plan. (Resolution No. 249-93)

Action taken: _____

- (g) Establishing a policy for waiving berthing fees for vacant berths in South Beach Harbor for non-profit organizations: Rincon Point-South Beach. (Resolution No. 250-93)

Action taken: _____

- (h) Presentation by Project Sentinel on fair housing monitoring of Agency-financed rental apartment projects.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 16, 1993
4:00 P.M.

DOCUMENTS DEPT.

NOV 15 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

REGULAR AGENDA

- (a) Approving a request to provide \$356,762 in Agency Tax Increment Housing funds to the Resident Management Council or its Assignee of Alemany Apartments, located at 949 Ellsworth Street, in connection with the Federal HOPE 1 Program to convert public housing units to private ownership, as part of the Citywide Tax Increment Housing Program. (Resolution No. 252-93)

Action taken: _____

- (b) Approving a request to provide \$683,230 in Agency Tax Increment Housing funds to the Resident Management Council or its Assignee of Westbrook Apartments, located at One Harbor Road, in connection with the Federal HOPE 1 Program to convert public housing units to private ownership, as part of the Citywide Tax Increment Housing Program. (Resolution No. 253-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

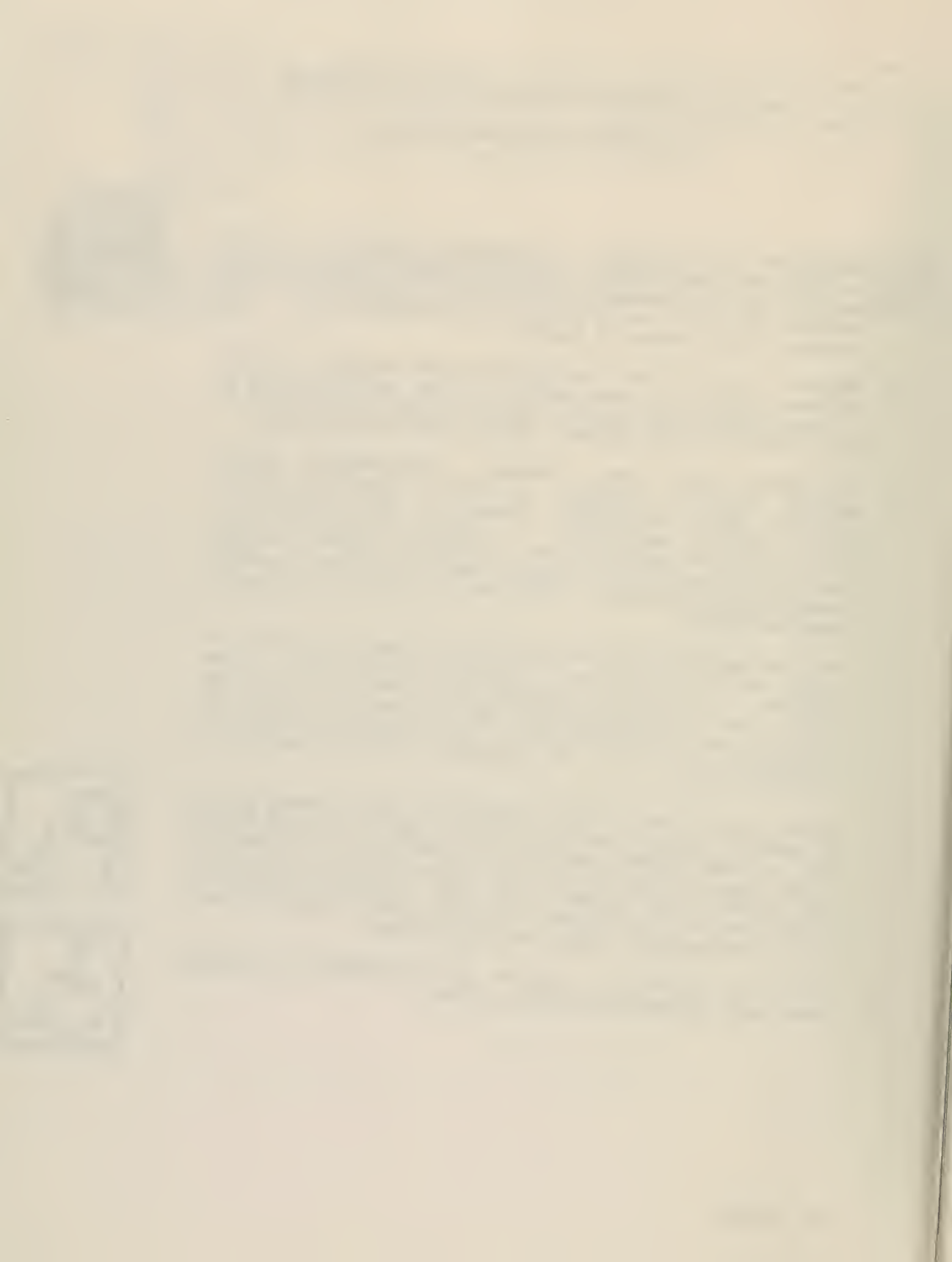
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy. (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21. (c) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

23/93

DOCUMENTS DEPT.

770 GOLDEN GATE AVENUE
SAN FRANCISCO CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

NOV 12 1993

DATE: November 23, 1993
4:00 P.M.

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NOTICE

NOTICE

NOTICE

NOTICE

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

- 1) Workshop on changing the name of the Redevelopment Agency of the City and County of San Francisco to Development Agency of the City and County of San Francisco.
- 2) Report on Redevelopment Agency Housing Activities related to serving the homeless.

PLEASE NOTE THE ITEMS MENTIONED ABOVE WILL BE HEARD AT THE REGULAR AGENCY MEETING OF NOVEMBER 23, 1993

Prepared and mailed November 10, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 23, 1993
DOCUMENTS DEPT. 4:00 P.M.

NOV 17 1993

TENTATIVE AGENDA

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- 1) Authorizing a first amendment to the Landscape Architectural Contract with M. Paul Friedberg and Partners for design revisions to the Children's Garden on CB-3; Yerba Buena Center.
- 2) Authorizing purchase of east and west cafe furniture, outdoor performance seating and Esplanade Garden administration office furniture in an amount not to exceed \$150,000 for Yerba Buena Gardens; Yerba Buena Center.
- 3) Authorizing an amendment to the Addendum to the Agreement with the Nihonmachi Parking Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- 4) Authorizing \$136,222 in lease/rental assistance and supportive service funding to Baker Places, Inc., under the Housing Opportunities for Persons with AIDS Program.
- 5) Authorizing \$621,637 in lease/rental assistance and supportive service funding to San Francisco AIDS Foundation under the Housing Opportunities for Persons with AIDS Program.
- 6) Authorizing \$125,630 in lease/rental assistance and supportive service funding to American Indian AIDS Institute under the Housing Opportunities for Persons with AIDS Program.
- 7) Authorizing \$89,438 in lease/rental assistance and supportive service funding to Lutheran Social Services of Northern California under the Housing Opportunities for Persons with AIDS Program.
- 8) Authorizing \$85,565 in supportive service funding to the Black Coalition on AIDS under the Housing Opportunities for Persons with AIDS Program.
- 9) Establishing a Policy for Waiving Berthing Fees for vacant berths in South Beach Harbor for non profit organizations; Rincon Point-South Beach.

ITEMS 10 AND 11 WILL NOT BE HEARD BEFORE 5:00 P.M.

- 10) Workshop on changing the name of the Redevelopment Agency of the City and County of San Francisco to San Francisco Development Agency.
- 11) Report on Redevelopment Agency housing activities related to serving the homeless.

- 12) Authorizing a third amendment to the Land Disposition Agreement with Las Villas Partnership for the development of Site S-6, located on the southwest corner of Newcomb and LaSalle Avenues; Hunters Point.
- 13) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed November 15, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: November 23, 1993
DOCUMENTS DEPT. 4:00 P.M.
NOV 22 1993
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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
 - (a) Establishing a Policy for Waiving Berthing Fees for vacant berths in South Beach Harbor for non-profit organizations; Rincon Point-South Beach. (Resolution 250-93)(Continued from Meeting of November 9, 1993)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing purchase of east and west cafe furniture and Esplanade Garden administration office furniture in an amount not to exceed \$130,000 for Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 254-93)
- (b) Authorizing a third Amendatory Agreement to the Addendum with the Nihonmachi Community Development Corporation and Nihonmachi Parking Corporation, in connection with the development by the Nihonmachi Parking Corporation of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2. (Resolution No. 255-93)
- (c) Conditionally authorizing a third amendment to the Land Disposition Agreement with Las Villas Partnership for the development of Site S-6, located on the southwest corner of Newcomb and LaSalle Avenues; Hunters Point. (Resolution No. 256-93)
- (d) Authorizing a Personal Services Contract in an amount not to exceed \$22,820 with Francee Covington Productions for video production services; Hunters Point Shipyard. (Resolution No. 257-93)

Action taken: _____

REGULAR AGENDA

ITEMS (e) & (f) WILL NOT BE HEARD BEFORE 5:00 P.M.

- (e) Workshop on changing the name of the Redevelopment Agency of the City and County of San Francisco to San Francisco Development Agency.
- (f) Workshop on Redevelopment Agency housing activities related to serving the homeless.
- (g) With respect to the the Williams Building, at the southeast corner of Third and Mission Streets in the Yerba Buena Approved Redevelopment Project, authorizing: (i) acceptance of damage survey reports from the Federal Emergency Management Agency("FEMA") in the total amount of \$6.8 million for the stabilization and repair of the building; and (ii) applying for an alternate project permitting expenditure of a portion of the FEMA funds for the Jessie Street Substation. (Resolution No. 258-93)

Action taken: _____

- 5. Matters not appearing on Agenda
- 6. Report of the President
- 7. Report of the Executive Director
- 8. Commissioners' Questions and Matters
- 9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
- 10. Closed Sessions: (a) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with Local 790 and Local 21.
(b) Pursuant to Government Code Section 54957 on Personnel.
- 11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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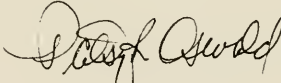


NOV 30 1993

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CALL AND NOTICE OF SPECIAL MEETING
OF THE
// REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS
HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the
City and County of San Francisco will be held in the Third Floor Commission
Board Room, 770 Golden Gate Avenue, San Francisco, California at 4:00
o'clock p.m. on November 30, 1993 for the purpose of a Reconsidering
Resolution No. 258-93 with respect to the Williams Building at 693 Mission
Street in Yerba Buena Center.



Patsy B. Oswald
Agency Secretary

Dated: November 29, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

193
770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM

DATE: November 30, 1993
4:00 P.M.

DOCUMENTS

NOV 24 1993

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TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

PLEASE NOTE: THERE ARE NO REGULAR AGENDA ITEMS TO BE CONSIDERED AT THIS MEETING. HOWEVER, THE COMMISSIONERS WILL MEET IN CLOSED SESSION TO CONSIDER A PERSONNEL MATTER.

) Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

Prepared and mailed November 22, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM

DATE: November 30, 1993
4:00 P.M.

AGENDA

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Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY



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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 7, 1993
4:00 P.M.

DOCUMENTS DEPT.

DEC 6 - 1993

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, October 19, 26, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a renegotiated Memorandum of Agreement with United Public Employees Local 790 for the period of July 1, 1993 through June 30, 1994. (Resolution No. 259-93)
- (b) Authorizing a fourth amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21 to extend the term through December 31, 1993. (Resolution No. 260-93)
- (c) Authorizing a \$70,000 first amendment to the Landscape Architectural Contract with M. Paul Friedberg and Partners; Yerba Buena Center. (Resolution No. 261-93)
- (d) Repealing the Agency's South African Divestment Policy. (Resolution No. 262-93)
- (e) Authorizing the refunding of the 1980 Opera Plaza Bonds; Western Addition A-2. (Resolution No. 263-93)
- (f) Authorizing a contract with Orion Environmental Associates in an amount not to exceed \$35,000 for professional services in connection with the preparation of the Preliminary Negative Declaration for the proposed Medical Research/Clinic Building on the San Francisco General Hospital Campus. (Resolution No. 264-93)

Action taken: _____

REGULAR AGENDA

- (g) Authorizing the selection of underwriters for the Central Block 3 Bond Financing, as recommended by the Chief Administrative Officer of the City and County of San Francisco; Yerba Buena Center. (Resolution No. 265-93)

Action taken: _____

- (h) Workshop on the proposed Merger of Redevelopment Project Areas.

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

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2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
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6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



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NOTICE OF SPECIAL MEETING

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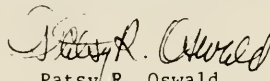
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

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PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held at 3:00 O'Clock p.m. on the 13th day of December, 1993, in the Chambers of the Board of Supervisors, Second Floor, City Hall, San Francisco, California, for the purpose of participating in joint public meetings and a joint public hearing with the Board of Supervisors of the City and County of San Francisco to consider:

- 1) Approval of the report to the Board of Supervisors on the Project Merger Amendments.
- 2) Public Hearing and approval of proposed amendment to the Yerba Buena Center Redevelopment Plan for the purpose of combining the Project into the merged project.
- 3) Public Hearing and approval of proposed amendment to the Hunters Point Redevelopment Plan for the purpose of combining the Project into the merged project.
- 4) Public Hearing and approval of proposed amendment to the India Basin Industrial Park Redevelopment Plan for the purpose of combining the Project into the merged project.
- 5) Public Hearing and approval of proposed amendment to the Embarcadero-Lower Market Redevelopment Plan for the purpose of combining the Project into the merged project.
- 6) Public Hearing and approval of proposed amendment to the Western Addition A-2 Redevelopment Plan for the purpose of combining the Project into the merged project.
- 7) Public Hearing and approval of proposed amendment to the Rincon Point-South Beach Redevelopment Plan for the purpose of combining the Project into the merged project.
- 8) Public Hearing and approval of proposed amendment to the South of Market Earthquake Recovery Redevelopment Plan for the purpose of combining the Project into the merged project.
- 9) Authorization to transmit the proposed Redevelopment Plan Amendments to the seven Redevelopment Plans to the Board of Supervisors of the City and County of San Francisco for its consideration and adoption.

SEE FULL AGENDA OF SPECIAL MEETING ATTACHED


Patsy R. Oswald
Agency Secretary

DATED: December 10, 1993

Disability Access

The Legislative Chamber of the Board of Supervisors is on the second floor of City Hall.



The Chamber is wheelchair accessible. The closest accessible BART Station is Civic Center, 2 1/2 blocks from City Hall. Accessible MUNI line serving this location is the #42 Downtown Loop as well as the METRO stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 923-6142.



There is accessible parking in the vicinity of City Hall adjacent to Davies Hall and the War Memorial Complex.



Assistive listening devices are available for use in the Board Chamber. Upon leaving identification, a device can be borrowed prior to or during the meeting from staff in Room 235.

The following services are available on request 72 hours prior to the meeting or hearing:

For American sign language interpreters or the use of a reader during a meeting, contact Violeta Mosuela at (415) 554-7704.

For a large print copy of an agenda, contact Moe Vazquez at (415) 554-4909.

For minutes of a meeting in alternative formats, contact Marie McKechnie at (415) 554-7722.

Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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SAN FRANCISCO REDEVELOPMENT AGENCY

CHAMBERS OF THE BOARD OF SUPERVISORS
CITY HALL
SAN FRANCISCO, CA. 94102

DATE: December 13, 1993
3:00 P.M.

SPECIAL MEETING AGENDA

1. Recognition of a Quorum
2. Approval of Minutes
3. Matters of Unfinished Business
4. Matters of New Business

- (a) Approval of the Report on the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center, and Western Addition A-2, and South of Market Earthquake Recovery Redevelopment Project Areas for the purpose of merging the redevelopment project areas and forwarding same to the Board of Supervisors of the City and County of San Francisco for its information. (Resolution No. 266-93)

Action taken: _____

- (b) Public Hearing to hear all persons interested in the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the Embarcadero-Lower Market Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 267-93)

Action taken: _____

- (c) Public Hearing to hear all persons interested in the Proposed Amendments to the Hunters Point Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the Hunters Point Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 268-93)

Action taken: _____

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- (d) Public Hearing to hear all persons interested in the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 269-93)

Action taken: _____

- (e) Public Hearing to hear all persons interested in the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 270-93)

Action taken: _____

- (f) Public Hearing to hear all persons interested in the Proposed Amendments to the Yerba Buena Center Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 271-93)

Action taken: _____

- (g) Public Hearing to hear all persons interested in the Proposed Amendments to the Western Addition A-2 Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the Western Addition A-2 Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 272-93)

Action taken: _____

- (h) Public Hearing to hear all persons interested in the Proposed Amendments to the South of Market Earthquake Recovery Redevelopment Plan related to the proposed merger of seven redevelopment project areas.

Approval and recommendation of the Proposed Amendments to the South of Market Earthquake Recovery Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 273-93)

Action taken: _____

- (i) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center, Western Addition A-2, and South of Market Earthquake Recovery Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration. (Resolution No. 274-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
8. Commissioners' Questions and Matters
9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Session
11. Adjournment

PLEASE NOTE THAT SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKER'S CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

570 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM

DATE: December 14, 1993
4:00 P.M.

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PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THE FRIDAY, BEFORE EACH MEETING. IT WILL ALSO BE POSTED AT THE FRONT DOOR OF 770 GOLDEN GATE AVENUE AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 749-2457.

PLEASE NOTE: THERE ARE NO REGULAR AGENDA ITEMS TO BE CONSIDERED AT THIS MEETING. HOWEVER, THE COMMISSIONERS WILL MEET IN CLOSED SESSION TO CONSIDER A PERSONNEL MATTER.

Closed Session: (a) Pursuant to Government Code Section 54957 on Personnel.

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Prepared and mailed December 6, 1993

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR EXECUTIVE CONFERENCE ROOM

DATE: December 14, 1993
4:00 P.M.

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DEC 10 1993

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AGENDA

Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP. (b) Pursuant to Government Code Section 54957 on Personnel.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 21, 1993
4:00 P.M.

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AGENDA

1. Recognition of a Quorum
2. Approval of Minutes: Closed Sessions; July 20, 27 and August 10, 1993
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Amending the Agency Salary Resolution No. 100-92 to apply pay equity increases to certain classifications effective July 1, 1993. (Resolution No. 275-93)
- (b) Adopting Notice of Future Costs of an increase in Retirement Plan Benefits (two years additional service credit. (Resolution No. 276-93)
- (c) Resolution declaring official intent to reimburse certain expenditures from the proceeds of Tax-exempt financing in an amount not to exceed \$80,000,000 made and/or to be made in connection with the construction and rehabilitation of certain capital improvements to the George R. Moscone Center Convention Facilities and the acquisition and construction of the Children's Center Facilities and Mexican Museum Facilities; Yerba Buena Center. (Resolution No. 277-93)
- (d) Resolution stating the Agency's intention to issue hotel tax revenue bonds to finance the acquisition and construction of Children's Facilities; Yerba Buena Center. (Resolution No. 278-93)
- (e) Authorization the Letter Agreement guaranteeing the completion of Economic Development activities in the Western Addition A-2 Redevelopment Project Area; Western Addition A-2. (Resolution No. 279-93)
- (f) Authorizing a Grant Agreement for \$136,222, under the Housing Opportunities for Persons With AIDS Program (HOWPA) with Baker Places, Inc., to provide 8 lease/rental assistance subsidies and supportive services to 16 individuals living with HIV/AIDS. (Resolution No. 280-93)

- (g) Authorizing a Grant Agreement for \$621,637 under the Housing Opportunities for Persons with AIDS Program (HOWPA) with the San Francisco AIDS Foundation, to provide at least 55 lease/rental assistance subsidies and supportive services to individuals and families living with HIV/AIDS. (Resolution No. 281-93)
- (h) Authorizing a Grant Agreement for \$89,438 under the Housing Opportunities for Persons with AIDS Program (HOWPA) with Lutheran Social Services of Northern California, to provide 15 lease/rental assistance subsidies and supportive services to individuals with HIV/AIDS at the Ambassador Hotel. (Resolution No. 282-93)
- (i) Authorizing a Grant Agreement for \$85,565 under the Housing Opportunities for Persons with AIDS Program (HOWPA) with the Black Coalition on AIDS to provide supportive services to residents of 121 Holly Park Circle and 416 Precita Avenue. (Resolution No. 283-93)
- (j) Authorizing a Grant Agreement for loan agreement, not to exceed \$226,756, with Catholic Charities, providing funding to rehabilitate the Peter Claver Center in order to meet licensure requirements. The loan is to be funded out of the Housing Opportunities for Persons with AIDS (HOWPA) Program. (Resolution No. 284-93)
- (k) Authorizing a Grant Agreement for \$125,630 under the Housing Opportunities for Persons with AIDS Program (HOWPA) with the American Indian AIDS Institute to provide lease/rental assistance subsidies and supportive services to individuals and families living with HIV/AIDS. (Resolution NO. 285-93)
- (l) Authorizing a letter agreement for \$6,000 to be funded under the Housing Opportunities for Persons with AIDS Program (HOWPA) with the Department of Public Health, AIDS Office to provide oversight and direction to a HOWPA Contract Monitoring Consultant. (Resolution 286-93)

Action taken: _____

REGULAR AGENDA

- (m) Authorizing a Grant Agreement for \$50,000 with Yerba Buena Gardens' Children's Place ; Yerba Buena Center. (Resolution No. 287-93)

Action taken: _____

- (n) Authorizing a second amendment to the Joint Exercise of Powers Agreement with the California Department of General Services governing the San Francisco State Building Authority. (Resolution No. 288-93)

Action taken: _____

- (o) Authorizing a Grant Agreement for \$325,000 with GP/TODCO and authorizing an expenditure of funds, not to exceed \$100,000, for construction management services, for the development of affordable housing at 241 Sixth Street; South of Market. (Resolution No. 289-93)

Action taken: _____

- (p) Authorizing the Executive Director to enter into a Purchase and Sale Agreement with the Bank of America for the parcel related to the proposed 10th and Market Federal Office Building; 10th and Market Redevelopment Survey Area. (Resolution No. 290-93)

Action taken: _____

5. Matters not appearing on Agenda
6. Report of the President
7. Report of the Executive Director
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9. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
10. Closed Sessions: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. Property location and entities the Agency may negotiate with are: (i) San Francisco Naval Shipyard with the United States Navy; (ii) bounded by Steuart, Spear and Folsom Streets, Rincon Point-South Beach with the GAP; (iii) northeast corner of 4th and Harrison Streets, Yerba Buena Center with Haas & Haynie; (iv) located on the northwest corner of Webster and Eddy Streets, Western Addition A-2 with Fillmore Marketplace Associates, L.P. (b) Pursuant to Government Code Section 54957 on Personnel.
11. Adjournment

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

DATE: December 22, 1993

TENTATIVE AGENDA

NOTE: QUESTIONS REGARDING THIS NOTICE MAY BE DIRECTED TO PATSY R. OSWALD AT 749-2457.

CANCEL

NO MEETINGS DECEMBER 28, 1993 AND JANUARY 4, 1994

THE NEXT REGULAR MEETING WILL BE HELD JANUARY 11, 1994

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Prepared and mailed December 22, 1993

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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



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